

Board of Commissioners Meeting

Wednesday, November 28, 2018

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



**BOARD OF
COMMISSIONERS**

Susan Johnson-Velez
Chair

James A. Cloar
Vice Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

**Board of Commissioners Meeting
Wednesday, November 28, 2018**

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**AGENDA FOR THE ANNUAL BOARD MEETING
Of The Housing Authority of the City of Tampa, Florida**

November 28, 2018

PLEASE APPROACH MICROPHONE TO SPEAK AND STATE YOUR NAME FOR THE RECORD, THANK YOU

- I. ANNUAL MEETING
 - Call to Order
- II. NEW BUSINESS
 - Election of Officers
- III. ADJOURNMENT

(The Board of Commissioners will reconvene following this meeting for the regular meeting)



**AGENDA FOR THE REGULAR BOARD MEETING
Of The Housing Authority of the City of Tampa, Florida**

REVISED

November 28, 2018

PLEASE APPROACH MICROPHONE TO SPEAK AND STATE YOUR NAME FOR THE RECORD, THANK YOU

I. REGULAR MEETING

- Call to Order
- Roll Call
- Moment of Silent Prayer and/or Personal Meditation
- Pledge of Allegiance to the Flag
- Reading of the Mission Statement

MISSION STATEMENT

The Housing Authority of the City of Tampa promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services, to nurture neighborhoods, provide economic development and self-sufficiency activities for residents, while assuring equal access to safe, quality housing for low and moderate income families, throughout the community.

II. APPROVAL OF MINUTES

- Board Meeting of October 17, 2018

III. PUBLIC FORUM

- Maximum three-minute limit per speaker
- Speakers must register prior to the Board Meeting with the form available at the entrance to the meeting room.

IV. EMPLOYEES OF THE MONTH (Central Administration/Properties)

- Administration ~ [Eva Reale](#)
- Properties ~ [Shalyn Johnson](#)

V. RESOLUTIONS

2018-4103 Leonard Burke	A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULES FOR USE IN THE PUBLIC HOUSING PROGRAMS.
2018-4104 Margaret Jones	A RESOLUTION APPROVING THE REVISION OF THE PAYMENT STANDARDS AS A DIRECT RESULT OF HUD'S IMPLEMENTATION OF THE SMALL AREA FAIR MARKET RENTS FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM.
2018-4105 Margaret Jones	A RESOLUTION APPROVING THE REVISION OF THE HOUSING CHOICE VOUCHER'S ADMINISTRATIVE PLAN WAITLIST PREFERENCES TO INCLUDE THE AWARD OF THE SECTION 811 MAINSTREAM VOUCHERS.

AGENDA FOR THE REGULAR BOARD MEETING

Of The Housing Authority of the City of Tampa, Florida

V. RESOLUTIONS (continued)

2018-4106 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A REVISED UTILITY EASEMENT GRANTED TO TAMPA ELECTRIC COMPANY (TECO) ALONG SPRUCE COVE EAST OF NORTH BOULEVARD.
2018-4107 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO WRDG – MARY BETHUNE HIRISE IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
2018-4108 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO THE BOULEVARD AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
2018-4109 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO WEST RIVER DEVELOPMENT GROUP, LLC (WRDGLLC) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
2018-4110 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO TRANSFER PROPERTY LOCATED 3412 SAND DUNE LANE IN HIGHLAND ESTATES TO HABITAT FOR HUMANITY AS PART OF AN AFFORDABLE FIRST TIME HOMEOWNERSHIP PARTNERSHIP.
2018-4111 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDGLLC) WITH SHAH CAPITAL, LLC (SHAH) FOR THE SALE OF LOTS 5, 9, 10, AND 11 AT ENCORE.

VI. PRESIDENT/CEO’s REPORT

Finance and Related Entities ~ [Susi Begazo-McGourty](#)

Operations and Real Estate Development ~ [Leroy Moore](#)

- Real Estate Development ~ [David Iloanya](#)
- Assisted Housing ~ [Margaret Jones](#)

VII. NOTICES AND UPDATES

VIII. LEGAL MATTERS

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida

October 17, 2018

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:42 a.m. Other Board members present were Rubin Padgett, James Cloar, Bemetra Simmons, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Commissioner Dr. Hazel Harvey was not present for this meeting.

The Chair began by asking everyone for a moment of silent prayer and/or personal meditation; those in attendance were also asked to stand for the Pledge of Allegiance; recital of the agency's mission statement followed.

II. MINUTES

A motion to approve the Minutes of the Regular Board Meeting of August 15, 2018 was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Commissioner Padgett	Yes	Commissioner Simmons	Present
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

A motion to approve the Minutes of the Regular Board Meeting of September 26, 2018 was made by Commissioner Cloar and seconded by Commissioner Simmons:

Commissioner Padgett	Present	Commissioner Simmons	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Present
Commissioner Johnson-Velez	Yes		

III. PUBLIC FORUM (3 Minute limit allotted per speaker)

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ Jeny Rodriguez
- Properties ~ Javier Diaz

V. SPECIAL PRESENTATIONS

Recently retired landlords, Mr. Donald and Mrs. Gwen Hassinger were recognized for their 41 years as landlords and for their participation in the Section 8 voucher program.

The Directory of Program and Property Services Ms. Stephanie Brown-Gilmore introduced Deputy Superintendent for Hillsborough County Public Schools, Mr. Van Ayres. Commissioners were informed regarding current condition of the County's public schools.

VI. RESOLUTIONS

The Sr. VP/COO, Mr. Leroy Moore presented resolution 2018-4096. The COO provided additional pages that were revised after distribution of the information packet for this meeting. Attorney Ricardo Gilmore added comments with regards to the changes. Representing Johnson Control, Ms. Mary Fox offered remarks regarding this resolution, as well as Commissioner Cloar, Commissioner Simmons and Chairwoman Johnson-Velez.

2018-4096	RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND AWARD AN INDEFINITE DELIVERY JOINT VENTURE PARTNERSHIP AGREEMENT FOR ENERGY PERFORMANCE CONTRACTING WITH JOHNSON CONTROLS, INC.
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida

Commissioner Padgett	Yes	Commissioner Simmons	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2018-4101.

2018-4101	A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM AND OTHER RELATED RENTAL ASSISTANCE PROGRAMS.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

Commissioner Padgett	Yes	Commissioner Simmons	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

The Sr. VP/CFO, Ms. Susi Begazo-McGourty presented resolution 2018-4102.

2018-4102	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA ("AUTHORITY") TO FUND A MEMBER LOAN TO CENTRAL PARK DEVELOPMENT GROUP, LLC FOR THE CONTINUATION OF SUPPORT IN FURTHERANCE OF THE REDEVELOPMENT OF ENCORE TAMPA.
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Velez:

Commissioner Padgett	Yes	Commissioner Simmons	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

Ms. Begazo-McGourty stated that in the interest of time she would not go over the financial statements; however she did mention that the financial trend continued to be positive and there had not been any major changes to report from last month, although she was open to questions from the Board. Staff continued working on the Tampa Housing Authority audit that involved 12 audits. The agency's independent auditor will make a presentation regarding the agency's audit at next month's meeting, said the CFO, adding that staff had completed the North Tampa Development Corp. audit and was currently under review.

Operations and Real Estate Development

Mr. Moore provided a handout to remind Commissioners regarding the next Strategic Planning sessions, which had resumed; the next two sessions were scheduled for the 29th and 30th of October and Board members were invited to attend. The COO provided a second handout regarding the 10th Annual Business Meeting for the entire staff; Commissioners were invited to join staff for lunch and award presentations. Mr. Moore also informed Board members regarding the 4th Annual Jazz Fest confirmed for December 8th at Encore. There will be an Annual tree lighting ceremony also at Encore, the date had not been determined.

The Tempo was close to completion, Mr. Moore encouraged Board members to reach out to staff for a personal tour; a grand opening will likely be scheduled for January 2019. There were three prospective buyers with letters of intent for all five lots remaining at the Encore; additionally there was individual lot interest. St. James historic restoration continued, when completed it will be used as a Computer Learning Center for the next year and a half until the Choice Neighborhood Grant is closed out. The Metropolitan Ministries tent was vertical, said the COO, adding that he was almost confident that this will be the last year MetMin would use the Encore site.

The Renaissance closing was almost certain to occur by the end of October, construction should begin in November. There was a tentative December or January closing for the Mary Bethune High Rise. The Boulevard at West River may close by April 2019. Staff was pursuing funding for two more buildings at West River, the T3B building and a combination of T3C and D. Demolition continued and should be completed by the end of the 2019. The COO hoped to present another resolution next month, based on the West River partnerships.

Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida

Mr. Moore introduced Acting Director of Asset Management (AM), Mr. Leonard Burke. The director reported on a Downtown Partnership briefing he attended along with other THA staff regarding Transportation. The Director updated Commissioners regarding THA's Palm Terrace Assisted Living Facility (ALF). The Asset Management department pursues ways to increase revenue from within its portfolio or make residents' overall experience more pleasurable as well as enhance their wellbeing, said Mr. Burke. The administrator and operator at Palm Terrace reached out to a physical therapist company to draft an agreement to provide on-site services to ALF residents; implementation should be completed by end of October and Commissioners were encouraged to visit to see for themselves how the operation will run.

The Asset Management department also seeks to help develop an environment within THA communities that competes with the private sector. Consequently, Encore's management company recently rolled out online rent payment services for its residents. Commissioner Johnson-Griffin expressed opposition from elderly residents at the Encore. The President/CEO, Mr. Jerome Ryans suggested a meeting between the Encore management company and Mr. Burke to address concerns brought up by the Commissioner.

Phase 2 of Cedar Pointe's projected completion date was for the end of October and move-in should begin in November.

Mr. Burke provided images showing renovations of a family's home affected by Chinese dry wall; THA received a donation to assist with temporary relocation for the family and renovation expenses.

Permit applications have been submitted after an assessment was completed to address erosion issues along the river bank near two River Place Apartments buildings; repairs should be completed before the end of the year.

The Director of Facilities, Mr. Terrance Brady briefed Board members on his report; the director referred to charts from his report provided to Commissioners in their information packet for this meeting.

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

Attorney Ricardo Gilmore thanked Board members for their participation in last month's closed session meeting and informed them that the issue had been resolved.

Due to concerns brought up by a Board member, personal information provided to the Florida Housing Finance Corporation by Commissioners will not be retained by the authority and the FHFC will keep the information secured.

X. UNFINISHED BUSINESS

Attorney Gilmore reminded Commissioners on details regarding the completion of the President/CEO's 2017 Performance Evaluation; after some discussion it was approved for Mr. Ryans to receive a \$10,000 bonus.

A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

Commissioner Padgett	Yes	Commissioner Simmons	Yes
Commissioner Cloar	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Johnson-Velez	Yes		

Mr. Ryans was thankful adding that he would look into a bonus for senior staff. Attorney Gilmore proceeded to make statements regarding the process for the next CEO evaluation.

XI. NEW BUSINESS

The Director of Community Affairs, Ms. Lillian Stringer made Commissioners aware of the new location of the Calendar of Events from the Notices and Updates section of the Board report, it could now be found in the side pocket of the Board report binder provided to Commissioners.

Ms. Stringer also reminded Commissioners of the NAHRO Conference taking place on the week of October 22nd in Atlanta; she also mentioned other events staff had attended and other events they were planning to attend.

**Minutes of the Regular Meeting of the Board of Commissioners
of the Housing Authority of the City of Tampa, Florida**

Board members were reminded that next month's Board Meeting was rescheduled from November 21st to November 28th due to the Thanksgiving holiday.

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:33 a.m.

Approved this 28th day of November 2018,

Chairperson

Secretary

3. PUBLIC FORUM

Board Meeting of the Housing Authority of the City of Tampa, Florida

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: <u>2018-4103</u>
The Board of Commissioners is requested to approve the above-referenced resolution in order to:
Implement the new utility allowance schedules for the Housing Authority's The Ella at Encore, The Reed at Encore, The Trio at Encore, The Tempo at Encore, Cedar Pointe, Garden of South Bay and Osborne Landings.

2. Who is making request:

A. Entity: <u>The Asset Management Department</u>
B. Project: The Ella at Encore, The Reed at Encore, The Trio at Encore, The Tempo at Encore, Cedar Pointe, Garden of South Bay, and Osborne Landing.
C. Originator: Leonard Burke

3. Cost Estimate (if applicable):

Narrative:

HUD and Florida Housing Finance Corporation requires the Housing Authority to update their utility allowance schedule yearly.

Attachments (if applicable):

Utility allowance schedules.

A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULES FOR USE IN THE PUBLIC HOUSING PROGRAMS

WHEREAS, the U.S. Department of Housing and Urban Development allows the Tampa Housing Authority to establish utility allowance schedules for its Public Housing, Home and Low-Income Housing Tax Credit Programs on an annual basis; and

WHEREAS, the Housing Authority has completed site specific energy audits and based upon the results revisions to the utility allowance schedules for The Ella at Encore, The Reed at Encore, The Trio at Encore, The Tempo at Encore, Cedar Pointe, Garden of South Bay and Osborne Landing and are required;

NOW, THEREFORE, BE IT RESOLVED THAT:

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the attached revised utility allowance schedules for use in the Public Housing Program, Home and Low-Income Housing Tax Credit Programs.

ADOPTED THIS 28th DAY OF NOVEMBER 2018.

Chairperson

Secretary

Tampa Housing Authority

Utility Allowances for The Ella at Encore

Utility Allowance	Unit Type	2016-2017	2017-2018
The Ella at Encore	1 Bedroom	\$65.00	\$66.00
	2 Bedroom	\$74.00	\$76.00
	3 Bedroom	\$0.00	\$0.00
	4 Bedroom	\$0.00	\$0.00

Utility Allowances for The Reed at Encore

Utility Allowance	Unit Type	2016-2017	2017-2018
The Reed at Encore	1 Bedroom	\$67.00	\$69.00
	2 Bedroom	\$77.00	\$79.00
	3 Bedroom	\$0.00	\$0.00
	4 Bedroom	\$0.00	\$0.00

Utility Allowances for The Trio at Encore

Utility Allowance	Unit Type	2016-2017	2017-2018
The Trio at Encore	1 Bedroom	\$81.00	\$83.00
	2 Bedroom	\$101.00	\$102.00
	3 Bedroom	\$127.00	\$127.00
	4 Bedroom	\$144.00	\$144.00

Utility Allowances for The Tempo at Encore

Utility Allowance	Unit Type	2016-2017	2017-2018
The Tempo at Encore	1 Bedroom	\$81.00	\$83.00
	2 Bedroom	\$100.00	\$102.00
	3 Bedroom	\$124.00	\$125.00
	4 Bedroom	\$141.00	\$143.00

*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

Utility Allowances for Cedar Pointe

Utility Allowance	Unit Type	2016-2017	2017-2018
Cedar Pointe	1 Bedroom	\$85.00	\$85.00
	2 Bedroom	\$105.00	\$106.00
	3 Bedroom	\$127.00	\$128.00
	4 Bedroom	\$0.00	\$0.00

Utility Allowances for The Garden of South Bay

Utility Allowance	Unit Type	2016-2017	2017-2018
The Garden of South Bay	1 Bedroom	\$85.00	\$87.00
	2 Bedroom	\$111.00	\$113.00
	3 Bedroom	\$135.00	\$137.00
	4 Bedroom	\$150.00	\$152.00

Utility Allowances for Osborne Landing

Utility Allowance	Unit Type	2016-2017	2017-2018
Osborne Landing	1 Bedroom	\$0.00	\$05.00
	2 Bedroom	\$106.00	\$107.00
	3 Bedroom	\$131.00	\$132.00
	4 Bedroom	\$0.00	\$0.00

*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

MANAGEMENT RESOURCE GROUP, INC.

2402 Mount Vernon Road, Suite 200, Atlanta, Georgia 30338

October 23, 2018

Mr. Leonard Burke
Senior Asset Management
Tampa Housing Authority
5301 West Cypress Street
Tampa, FL 33607

Re: Utility Allowance Estimates for Selected Properties at THA- updates for 2019

Dear Mr. Burke:

Enclosed are THA's new utility allowance estimates that reflect current rate schedules and consumption for units in the studied developments.

Electric rates as announced by TECO are only slightly higher than last year. I used these new rates to compute the allowances.

Upon review of the allowance estimates if you have any questions, please contact me at 770.396.9856.

Sincerely,



Howard S. Fleisig, Executive Vice President
Management Resource Group, Inc.

HSF/MR

Enclosure(s)

Vendor ID # v0009176

UTILITY ALLOWANCE ESTIMATES
FOR
SELECTED TAX CREDIT PROPERTIES



PREPARED FOR THE
HOUSING AUTHORITY OF
TAMPA, FLORIDA

OCTOBER 2018

MANAGEMENT RESOURCE GROUP, INC.

2402 MOUNT VERNON ROAD, SUITE 200 / ATLANTA, GEORGIA 30338

TEL: 770◆396◆9856 / FAX: 678◆954◆8026 / ATLMRG@COMCAST.NET

TABLE CONTENTS

The Ella at Encore

The Reed at Encore

The Trio at Encore

The Tempo at Encore

Cedar Pointe

Gardens at South Bay

Osborne Landing

Current Utility Rate Schedules

The Ella at Encore

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (09/30/2020))

Locality		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		The Ella at Encore Elevated Apartments				11/1/2018	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		5	6			
	d. Fuel Oil						
Cooking	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		9	10			
	d. Fuel Oil						
Other Electric			18	21			
Air Conditioning	a. Fan		3	4			
	b. Chilled Water		16	16			
Water Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		15	19			
	d. Fuel Oil						
Water/Sewer							
Trash Collection							
Range							
Refrigerator							
Other -specify Customer Charge	a. Electric						
	b. Natural Gas						
Actual Family Allowances - To be used by the family to compute allowance.					Utility or Service		per month cost
Complete below for the actual unit rented.					Heating		\$
Name of Family					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Address of Unit					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
Number of Bedrooms					Other		
					Total		\$

form HUD-52667 (12/97)
ref Handbook 7420.8

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 HIRise End	328	567	529	1331	933	707	4395
2 HIRise End	360	578	702	2083	1067	818	5608

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 HIRise End				0	
2 HIRise End				0	

MONTHLY ELECTRICAL CONSUMPTION (kWh)

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 HIRise End	489	443	378	334	322	322	322	322	322	326	363	451	366
2 HIRise End	630	570	483	424	409	409	409	409	409	414	463	579	467

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 HIRise End	\$60	\$56	\$50	\$46	\$45	\$49	\$49	\$49	\$49	\$45	\$49	\$57	\$50
2 HIRise End	\$72	\$67	\$59	\$54	\$53	\$58	\$58	\$58	\$58	\$53	\$58	\$68	\$60

7

AB

Encore

Invoice

Community Development District
9428 Camden Field Parkway
Riverview, FL 33578

Date: July 6, 2018

Account # 5555-01-01-01

Bill to:
The Ella at Encore, LP
C/O JMG Realty
1210 Ray Charles Boulevard
Tampa, Florida 33602

003799
18,644.95
18,644.95
AB 7.6.18

Billing Period 06/01/18 through 06/30/18

Account Activity	Explanation	Charge
Previous Balance		\$14,667.39
Payments Received	as of July 06, 2018	(\$14,667.39)
Total Past Due		\$0.00
Past Due Penalty		\$0.00
Total		\$0.00
New Charges Due by July 31, 2018		Service from June 1 through June 30
Meter Charge		\$35.00
Dwelling Unit	160 units @ \$15.54 per unit	\$2,486.40
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	71,826.00 ton/hrs @ 0.221	\$15,873.55
This Month's Charges		\$18,644.95

Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance

Total Due	\$18,644.95
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Billing Inquiries: 813.533.2950

To ensure proper credit, please return copy of this bill with your payment. Checks only are accepted for payment. Make checks payable to Encore Community Development District, and remit to 9428 Camden Field Parkway, Riverview, Florida 33578. Checks returned for non-sufficient funds will be assessed an additional \$30.00. Failure to pay bill timely may result in service disconnection. Reconnection fee after disconnection is \$50.00.

The Reed at Encore

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (09/30/2020))

Locality		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		The Reed at Encore Elevated Apartments				11/1/2018	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		5	6			
	d. Fuel Oil						
Cooking	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		9	11			
	d. Fuel Oil						
Other Electric			19	22			
Air Conditioning	a. Fan		3	4			
	b. Chilled Water		16	16			
Water Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		17	20			
	d. Fuel Oil						
Water/Sewer							
Trash Collection							
Range							
Refrigerator							
Other -specify Customer Charge	a. Electric						
	b. Natural Gas						
Actual Family Allowances - To be used by the family to compute allowance.					Utility or Service		per month cost
Complete below for the actual unit rented.					Heating		\$
Name of Family					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Address of Unit					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
Number of Bedrooms					Other		
					Total		\$

form HUD-52667 (12/97)
ref Handbook 7420.8

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 HIRise End	438	567	661	1452	933	707	4758
2 HIRise End	491	578	922	2204	1067	818	6080

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 HIRise End				0	
2 HIRise End				0	

MONTHLY ELECTRICAL CONSUMPTION (kWh)

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 HIRise End	550	493	412	356	341	341	341	341	341	346	393	502	396
2 HIRise End	721	641	528	450	430	430	430	430	430	436	501	654	507

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 HIRise End	\$65	\$60	\$53	\$48	\$47	\$51	\$51	\$51	\$51	\$47	\$51	\$61	\$53
2 HIRise End	\$80	\$73	\$63	\$56	\$55	\$60	\$60	\$60	\$60	\$55	\$61	\$75	\$63

Encore

Invoice

Community Development District
 9428 Camden Field Parkway
 Riverview, FL 33578

Date: August 2, 2018

Account # 5555-03-03-03

Bill to:

The Reed at Encore
 1240 Ray Charles Boulevard
 Tampa, Florida 33602

Billing Period 07/01/18 through 07/31/18

Account Activity	Explanation	Charge
Previous Balance		\$12,229.18
Payments Received	<i>as of August 2, 2018</i>	(\$12,229.18)
Total Past Due		\$0.00
Past Due Penalty		\$0.00
Total		\$0.00
New Charges Due by August 31, 2018		Service from July 1 through July 31
Meter Charge		\$35.00
Dwelling Unit	158 units @ \$15.54 per unit	\$2,455.32
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	44,821.00 ton/hrs @ 0.221	\$9,905.44
This Month's Charges		\$12,645.76

Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance

Total Due	\$12,645.76
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Billing Inquiries: 813.533.2950

To ensure proper credit, please return copy of this bill with your payment. Checks only are accepted for payment. Make checks payable to Encore Community Development District, and remit to 9428 Camden Field Parkway, Riverview, Florida 33578. Checks returned for non-sufficient funds will be assessed an additional \$30.00. Failure to pay bill timely may result in service disconnection. Reconnection fee after disconnection is \$50.00.

The Trio at Encore

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (09/30/2020))

Locality		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		The Trio at Encore Elevated Apartments				11/1/2018	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		5	6	7	8	
	d. Fuel Oil						
Cooking	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		9	11	13	14	
	d. Fuel Oil						
Other Electric			17	20	22	23	
Air Conditioning	a. Fan		3	3	4	5	
	b. Chilled Water		23	25	30	32	
Water Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		17	20	23	25	
	d. Fuel Oil						
Water/Sewer			9	17	28	37	
Trash Collection							
Range							
Refrigerator							
Other -specify Customer Charge	a. Electric						
	b. Natural Gas						
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service		per month cost
Name of Family					Heating		\$
					Cooking		
Address of Unit					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
					Other		
					Total		\$

form HUD-52667 (12/97)
ref Handbook 7420.8

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 MidRise End	363	567	422	1452	933	707	4444
2 MidRise End	409	578	552	2204	1067	818	5628
3 MidRise End	589	594	882	2659	1200	929	6853
4 MidRise End	582	600	973	3133	1333	1040	7661

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 MidRise End				0	
2 MidRise End				0	
3 MidRise End					
4 MidRise End					

MONTHLY ELECTRICAL CONSUMPTION (kWh)

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 MidRise End	468	432	380	344	335	335	335	335	335	338	368	438	370
2 MidRise End	597	550	482	435	423	423	423	423	423	427	466	557	469
3 MidRise End	776	700	591	517	498	498	498	498	498	504	566	712	571
4 MidRise End	864	780	661	579	557	557	557	557	557	564	633	794	638

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 MidRise End	\$58	\$55	\$50	\$47	\$46	\$50	\$50	\$50	\$50	\$47	\$49	\$55	\$51
2 MidRise End	\$69	\$65	\$59	\$55	\$54	\$59	\$59	\$59	\$59	\$54	\$58	\$66	\$60
3 MidRise End	\$85	\$79	\$69	\$62	\$61	\$66	\$66	\$66	\$66	\$61	\$67	\$80	\$69
4 MidRise End	\$93	\$86	\$75	\$68	\$66	\$72	\$72	\$72	\$72	\$67	\$73	\$87	\$75

Encore

Community Development District
9428 Camden Field Parkway
Riverview, FL 33578

Invoice

Date: August 2, 2018

Account # 5555-02-02-02

Bill to:

The Trio at Encore
1101 Ray Charles Boulevard
Tampa, Florida 33602

Billing Period 07/01/18 through 07/31/18

Account Activity	Explanation	Charge
Previous Balance		\$10,777.56
Payments Received	as of August 2, 2018	(\$10,777.56)
Past Due		\$0.00
Past Due Penalty		\$0.00
Total Past Due		\$0.00
New Charges Due by August 31, 2018		Service from July 1 through July 31
Meter Charge		\$35.00
Dwelling Unit	141 units @ \$15.54 per unit	\$2,191.14
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	37,639 ton/ hrs @ 0.221	\$8,318.22
This Month's Charges		\$10,794.36
<i>Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance</i>		
Total Due		\$10,794.36

Billing Inquiries: 813.533.2950

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**Utility Allowance Estimates at Trio
for Chilled Water Cycles**

Size	Cycles/Day	Minutes/Day	Hours/Month	@ \$.221/Hour
1 Bedroom	11	66	33	\$7
2 Bedroom	14	84	42	\$9
3 Bedroom	21	126	63	\$14
4 Bedroom	24	144	72	\$16

Size	Cycle Cost/Month	Fixed Cost/Month	Total Cost
1 Bedroom	\$7	\$16	\$23
2 Bedroom	\$9	\$16	\$25
3 Bedroom	\$14	\$16	\$30
4 Bedroom	\$16	\$16	\$32

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.1	13	21	3.2	17	0.3	0.1	55	20006	1667
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	4.5	29	45	6.8	36	0.7	0.2	117	42869	3572
5 Bedroom	5.5	35	55	8.3	44	0.8	0.3	144	52396	4366
6 Bedroom	6.5	42	65	9.8	52	1.0	0.3	170	61922	5160

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$8.23
1	1.2	\$8.98
2	2.2	\$16.53
3	3.7	\$28.31
4	4.8	\$36.95
5	5.8	\$44.81

Water & Sewage Rate Schedule

Base Charge:		0
Energy Charge:		
First	2 CCF	\$6.80000
6 Next	4 CCF	\$7.14000
12 Next	6 CCF	\$8.78000
19 Next	9 CCF	\$10.15000
Cost Adjustment:		0
Tax:		10%

The Tempo at Encore

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (09/30/2020))

Locality		Unit Type					Date (mm/dd/yyyy)
Housing Authority of Tampa, Florida		The Tempo at Encore Elevated Apartments					11/1/2018
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		5	6	7	8	
	d. Fuel Oil						
Cooking	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		9	11	13	14	
	d. Fuel Oil						
Other Electric			17	20	21	23	
Air Conditioning	a. Fan		3	3	4	5	
	b. Chilled Water		23	25	30	32	
Water Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		17	20	22	24	
	d. Fuel Oil						
Water/Sewer			9	17	28	37	
Trash Collection							
Range							
Refrigerator							
Other -specify Customer Charge	a. Electric						
	b. Natural Gas						
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.						Utility or Service	per month cost
Name of Family						Heating	\$
						Cooking	
Address of Unit						Other Electric	
						Air Conditioning	
Number of Bedrooms						Water Heating	
						Water	
						Sewer	
						Trash Collection	
						Range/Microwave	
						Refrigerator	
						Other	
						Total	\$

form HUD-52667 (12/97)
ref Handbook 7420.8

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 MidRise End	363	567	431	1452	933	707	4453
2 MidRise End	409	578	529	2204	1067	818	5605
3 MidRise End	589	594	663	2659	1200	929	6634
4 MidRise End	582	600	824	3133	1333	1040	7512

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

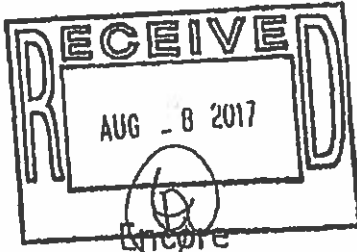
<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 MidRise End				0	
2 MidRise End				0	
3 MidRise End					
4 MidRise End					

MONTHLY ELECTRICAL CONSUMPTION (kWh)

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 MidRise End	471	434	381	345	335	335	335	335	335	338	369	440	371
2 MidRise End	590	544	479	435	423	423	423	423	423	427	464	551	467
3 MidRise End	707	650	568	512	498	498	498	498	498	502	549	659	553
4 MidRise End	817	746	645	575	557	557	557	557	557	563	621	757	626

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 MidRise End	\$58	\$55	\$50	\$47	\$46	\$50	\$50	\$50	\$50	\$47	\$49	\$56	\$51
2 MidRise End	\$69	\$65	\$59	\$55	\$54	\$59	\$59	\$59	\$59	\$54	\$58	\$65	\$60
3 MidRise End	\$79	\$74	\$67	\$62	\$61	\$66	\$66	\$66	\$66	\$61	\$65	\$75	\$67
4 MidRise End	\$89	\$83	\$74	\$68	\$66	\$72	\$72	\$72	\$72	\$66	\$72	\$84	\$74



VENDOR # 1103799
 TOTAL AMOUNT \$ 19,586.32
 G.L. # 6430 \$ 15,169.06
 G.L. # 9640-100 \$ 3917.26
 G.L. # _____ \$ _____
 G.L. # _____ \$ _____
 APPROVAL [Signature]
 DATE 8-11-2016

Invoice

Community Development District
 3434 Colwell Avenue, Suite 200
 Tampa, Florida 33614
 (813) 933-5571

Date: August 8, 2016

Account # 5555-02-02-02

Bill to:
 The Trlo at Encore
 1101 Ray Charles Boulevard
 Tampa, Florida 33602

Billing Period 7/1/16 to 7/31/2016

Account Activity	Explanation	Charge
Previous Balance		\$18,167.94
Payments Received	as of August 8, 2016	(\$18,167.94)
Past Due		\$0.00
Past Due Penalty		\$0.00
Total Past Due		\$0.00
New Charges Due by September 5, 2016.		Service from July 1 to July 31
Meter Charge		\$2,191.14
Dwelling Unit	141 units @ \$15.54 per unit	\$250.00
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$17,145.18
Usage Charge	77,580 ton/ hrs @ 0.221	

This Month's Charges **\$19,586.32**
Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance

Total Due **\$19,586.32**

Billing Inquiries: (813) 933-5571

To ensure proper credit, please return copy of this bill with your payment. Checks only are accepted for payment. Make checks payable to Encore Community Development District, mailing address, 3434 Colwell Avenue, Suite 200, Tampa Florida 33614. Checks returned for non-sufficient funds will be assessed an additional \$30.00. Failure to pay bill timely may result in service disconnection. Reconnection fee after disconnection is \$50.00.

**Utility Allowance Estimates at Tempo
for Chilled Water Cycles**

Size	Cycles/Day	Minutes/Day	Hours/Month	@ \$.221/Hour
1 Bedroom	11	66	33	\$7
2 Bedroom	14	84	42	\$9
3 Bedroom	21	126	63	\$14
4 Bedroom	24	144	72	\$16

Size	Cycle Cost/Month	Fixed Cost/Month	Total Cost
1 Bedroom	\$7	\$16	\$23
2 Bedroom	\$9	\$16	\$25
3 Bedroom	\$14	\$16	\$30
4 Bedroom	\$16	\$16	\$32

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.1	13	21	3.2	17	0.3	0.1	55	20006	1667
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	4.5	29	45	6.8	36	0.7	0.2	117	42869	3572
5 Bedroom	5.5	35	55	8.3	44	0.8	0.3	144	52396	4366
6 Bedroom	6.5	42	65	9.8	52	1.0	0.3	170	61922	5160

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$8.23
1	1.2	\$8.98
2	2.2	\$16.53
3	3.7	\$28.31
4	4.8	\$36.95
5	5.8	\$44.81

Water & Sewage Rate Schedule

Base Charge:		0
Energy Charge:		
First	2 CCF	\$6.80000
6 Next	4 CCF	\$7.14000
12 Next	6 CCF	\$8.78000
19 Next	9 CCF	\$10.15000
Cost Adjustment:		0
Tax:		10%

Cedar Point

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (09/30/2020))

Locality Housing Authority of Tampa, Florida		Unit Type Cedar Pointe Garden Apartments				Date (mm/dd/yyyy) 11/1/2018	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		4	5	5		
	d. Fuel Oil						
Cooking	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		8	9	10		
	d. Fuel Oil						
Other Electric			18	20	22		
Air Conditioning			29	36	41		
Water Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		15	18	20		
	d. Fuel Oil						
Water/Sewer			11	18	30		
Trash Collection							
Range							
Refrigerator							
Other -specify Customer Charge	a. Electric						
	b. Natural Gas						
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service	per month cost	
Name of Family					Heating	\$	
					Cooking		
Address of Unit					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
Number of Bedrooms					Other		
					Total	\$	

form HUD-52667 (12/97)
ref Handbook 7420.8

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 WalkUp End	347	567	380	1452	933	3765	7444
2 WalkUp End	437	578	485	2204	1067	4592	9363
3 WalkUp End	583	594	551	2659	1200	5109	10696

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 WalkUp End				0	
2 WalkUp End				0	
3 WalkUp End					

MONTHLY ELECTRICAL CONSUMPTION (kWh)

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 WalkUp End	708	676	629	597	589	589	589	589	589	591	618	681	620
2 WalkUp End	893	851	791	750	740	740	740	740	740	743	777	858	780
3 WalkUp End	1019	972	904	857	845	845	845	845	845	849	888	979	891

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 WalkUp End	\$79	\$76	\$72	\$69	\$69	\$75	\$75	\$75	\$75	\$69	\$71	\$77	\$74
2 WalkUp End	\$96	\$92	\$87	\$83	\$82	\$90	\$90	\$90	\$90	\$82	\$85	\$93	\$88
3 WalkUp End	\$105	\$103	\$97	\$92	\$91	\$100	\$100	\$100	\$100	\$92	\$95	\$103	\$98

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.1	13	21	3.2	17	0.3	0.1	55	20006	1667
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	4.5	29	45	6.8	36	0.7	0.2	117	42869	3572
5 Bedroom	5.5	35	55	8.3	44	0.8	0.3	144	52396	4366
6 Bedroom	6.5	42	65	9.8	52	1.0	0.3	170	61922	5160

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$9.88
1	1.2	\$10.63
2	2.2	\$18.18
3	3.7	\$29.96
4	4.8	\$38.60
5	5.8	\$46.46

Water & Sewage Rate Schedule

Base Charge:		1.5
Energy Charge:		
First	2 CCF	\$6.80000
6 Next	4 CCF	\$7.14000
12 Next	6 CCF	\$8.78000
19 Next	9 CCF	\$10.15000
Cost Adjustment:		0
Tax:		10%

Gardens at South Bay

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (09/30/2020))

Locality Housing Authority of Tampa, Florida		Unit Type Gardens at South Bay Garden Apartments				Date (mm/dd/yyyy) 11/1/2018	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		6	7	8	8	
	d. Fuel Oil						
Cooking	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		9	9	10	10	
	d. Fuel Oil						
Other Electric			17	21	24	26	
Air Conditioning			29	35	40	43	
Water Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric		15	21	23	24	
	d. Fuel Oil						
Water/Sewer			11	20	32	41	
Trash Collection							
Range							
Refrigerator							
Other -specify Customer Charge	a. Electric						
	b. Natural Gas						
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service	per month cost	
Name of Family					Heating	\$	
					Cooking		
Address of Unit					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Other		
					Total	\$	

form HUD-52667 (12/97)
ref Handbook 7420.8

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 Walk Up End	523	567	603	1481	933	3598	7705
2 Walk Up End	947	578	745	2233	1067	4390	9960
3 Walk Up End	1164	594	957	2688	1200	5468	12071
4 Walk Up End	1237	600	1127	3162	1333	6335	13794

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 Walk Up End				0	
2 Walk Up End				0	
3 Walk Up End					
4 Walk Up End					

MONTHLY ELECTRICAL CONSUMPTION (kWh)

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 Walk Up End	782	730	656	605	592	592	592	592	592	596	639	738	642
2 Walk Up End	1003	939	847	784	768	768	768	768	768	773	826	949	830
3 Walk Up End	1228	1146	1028	947	926	926	926	926	926	933	1000	1159	1006
4 Walk Up End	1411	1314	1175	1080	1056	1056	1056	1056	1056	1063	1143	1329	1150

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 Walk Up End	\$86	\$81	\$75	\$70	\$69	\$75	\$75	\$75	\$75	\$69	\$73	\$82	\$76
2 Walk Up End	\$105	\$100	\$92	\$86	\$85	\$92	\$92	\$92	\$92	\$85	\$90	\$101	\$93
3 Walk Up End	\$105	\$105	\$105	\$100	\$99	\$108	\$108	\$108	\$108	\$99	\$105	\$105	\$105
4 Walk Up End	\$105	\$105	\$105	\$105	\$105	\$121	\$121	\$121	\$121	\$105	\$105	\$105	\$111

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	8	10	1.5	8	0.2	0.1	28	10111	843
1 Bedroom	1.1	9	11	1.7	9	0.2	0.1	30	11122	927
2 Bedroom	2.1	17	21	3.2	17	0.3	0.1	58	21232	1769
3 Bedroom	3.5	28	35	5.3	28	0.5	0.2	97	35387	2949
4 Bedroom	4.5	36	45	6.8	36	0.7	0.2	125	45497	3791
5 Bedroom	5.5	44	55	8.3	44	0.8	0.3	152	55608	4634
6 Bedroom	6.5	52	65	9.8	52	1.0	0.3	180	65718	5477

Gal Each % Hot Water

Toilet Flush:	1.6	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$9.88
1	1.2	\$10.63
2	2.4	\$19.75
3	3.9	\$31.53
4	5.1	\$40.96
5	6.2	\$49.96

Water & Sewage Rate Schedule

Base Charge:		1.5
Energy Charge:		
First	2 CCF	\$6.80000
6 Next	4 CCF	\$7.14000
12 Next	6 CCF	\$8.78000
19 Next	9 CCF	\$10.15000
Cost Adjustment:		0
Tax:		10%

Osborne Landing

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (09/30/2020))

Locality Housing Authority of Tampa, Florida		Unit Type Osborne Landing Garden Apartments				Date (mm/dd/yyyy) 11/1/2018	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric			6	7		
	d. Fuel Oil						
Cooking	a. Natural Gas						
	b. Bottle Gas						
	c. Electric			9	10		
	d. Fuel Oil						
Other Electric				24	28		
Air Conditioning				29	33		
Water Heating	a. Natural Gas						
	b. Bottle Gas						
	c. Electric			19	22		
	d. Fuel Oil						
Water/Sewer				20	32		
Trash Collection							
Range							
Refrigerator							
Other -specify Customer Charge	a. Electric						
	b. Natural Gas						
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service		per month cost
Name of Family					Heating		\$
					Cooking		
Address of Unit					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Other		
					Total		\$

form HUD-52667 (12/97)
ref Handbook 7420.8

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
2 Walk Up End	888	578	652	2233	1067	3831	9249
3 Walk Up End	961	594	853	2688	1200	4940	11236

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
2 Walk Up End				0	
3 Walk Up End				0	

MONTHLY ELECTRICAL CONSUMPTION (kWh)

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
2 Walk Up End	922	866	786	731	716	716	716	716	716	721	767	875	771
3 Walk Up End	1134	1061	956	884	865	865	865	865	865	871	931	1072	936

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
2 Walk Up End	\$98	\$93	\$86	\$81	\$80	\$87	\$87	\$87	\$87	\$80	\$85	\$94	\$87
3 Walk Up End	\$105	\$105	\$101	\$95	\$93	\$102	\$102	\$102	\$102	\$94	\$99	\$105	\$100

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	8	10	1.5	8	0.2	0.1	28	10111	843
1 Bedroom	1.1	9	11	1.7	9	0.2	0.1	30	11122	927
2 Bedroom	2.1	17	21	3.2	17	0.3	0.1	58	21232	1769
3 Bedroom	3.5	28	35	5.3	28	0.5	0.2	97	35387	2949
4 Bedroom	4.5	36	45	6.8	36	0.7	0.2	125	45497	3791
5 Bedroom	5.5	44	55	8.3	44	0.8	0.3	152	55608	4634
6 Bedroom	6.5	52	65	9.8	52	1.0	0.3	180	65718	5477

Gal Each % Hot Water

Toilet Flush:	1.6	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$9.88
1	1.2	\$10.63
2	2.4	\$19.75
3	3.9	\$31.53
4	5.1	\$40.96
5	6.2	\$49.96

Water & Sewage Rate Schedule

Base Charge:		1.5
Energy Charge:		
First	2 CCF	\$6.80000
6 Next	4 CCF	\$7.14000
12 Next	6 CCF	\$8.78000
19 Next	9 CCF	\$10.15000
Cost Adjustment:		0
Tax:		10%

Current Utility Rate Schedules



INDEX OF RATE SCHEDULES

<u>Schedule</u>	<u>Classification</u>	<u>Sheet No.</u>
	Additional Billing Charges	6.020
	Payment of Bills	6.022
RS	Residential Service	6.030
GS	General Service - Non Demand	6.050
GSD	General Service - Demand	6.080
IS	Interruptible Service	6.085
CS	Construction Service	6.290
GST	Time-of-Day General Service - Non-Demand (Optional)	6.320
GSDT	Time-of-Day General Service - Demand (Optional)	6.330
IST	Time of Day Interruptible Service (Optional)	6.340
RSVP-1	Residential Service Variable Pricing	6.560
SBF	Firm Standby And Supplemental Service	6.600
SBFT	Time-of-Day Firm Standby And Supplemental Service (Optional)	6.605
SBI	Interruptible Standby And Supplemental Service	6.700
EDR	Economic Development Rider	6.720
CISR-2	Commercial/Industrial Service Rider	6.740
LS-1	Street and Outdoor Lighting Service	6.800

ISSUED BY: G. L. Gillette, President

DATE EFFECTIVE: June 20, 2014



RESIDENTIAL SERVICE

SCHEDULE: RS

AVAILABLE: Entire service area.

APPLICABLE: To residential consumers in individually metered private residences, apartment units, and duplex units. All energy must be for domestic purposes and should not be shared with or sold to others. In addition, energy used in commonly-owned facilities in condominium and cooperative apartment buildings will qualify for this rate schedule, subject to the following criteria:

1. 100% of the energy is used exclusively for the co-owners' benefit.
2. None of the energy is used in any endeavor which sells or rents a commodity or provides service for a fee.
3. Each point of delivery will be separately metered and billed.
4. A responsible legal entity is established as the customer to whom the Company can render its bills for said service.

Resale not permitted.

Billing charges shall be prorated for billing periods that are less than 25 days or greater than 35 days. If the billing period exceeds 35 days and the billing extension causes energy consumption, based on average daily usage, to exceed 1,000 kWh, the excess consumption will be charged at the lower monthly Energy and Demand Charge.

LIMITATION OF SERVICE: This schedule includes service to single phase motors rated up to 7.5 HP. Three phase service may be provided where available for motors rated 7.5 HP and over.

MONTHLY RATE:

Basic Service Charge:
\$16.62

Energy and Demand Charge:
 First 1,000 kWh 5.381¢ per kWh
 All additional kWh 6.381¢ per kWh

	+	<	>
		1000kwh	1000kwh
Fuel		2.818	+1
Energy Chg		246	
CAP		.066	
EMD CH		.343	
		<u>3.473</u>	<u>4.473</u>

MINIMUM CHARGE: The Basic Service Charge.

FUEL CHARGE: See Sheet Nos. 6.020 and 6.021.

Continued to Sheet No. 6.031

Continued from Sheet No. 6.030

ENERGY CONSERVATION CHARGE: See Sheet Nos. 6.020 and 6.021.

CAPACITY CHARGE: See Sheet Nos. 6.020 and 6.021.

ENVIRONMENTAL COST RECOVERY CHARGE: See Sheet Nos. 6.020 and 6.021.

FLORIDA GROSS RECEIPTS TAX: See Sheet No. 6.021.

FRANCHISE FEE CHARGE: See Sheet No. 6.021.

PAYMENT OF BILLS: See Sheet No. 6.022.

ISSUED BY: J. B. Ramil, President

DATE EFFECTIVE: January 1, 1999



ADDITIONAL BILLING CHARGES

TOTAL FUEL AND PURCHASED POWER COST RECOVERY CLAUSE: The total fuel and purchased power cost recovery factor shall be applied to each kilowatt-hour delivered, and shall be computed in accordance with the formula prescribed by the Florida Public Service Commission. The following fuel recovery factors by rate schedule have been approved by the Commission:

RECOVERY PERIOD
 (January 2018 through December 2018)

Rate Schedules	¢/kWh			¢/kWh	¢/kWh	¢/kWh
	Fuel		Off-Peak	Energy Conservation	Capacity	Environmental
	Standard	Peak	Off-Peak			
RS (up to 1,000 kWh)	2.818			0.246	0.066	0.343
RS (over 1,000 kWh)	3.818			0.246	0.066	0.343
RSVP-1 (P ₁)	3.132			(3.002)	0.066	0.343
(P ₂)	3.132			(1.058)	0.066	0.343
(P ₃)	3.132			6.906	0.066	0.343
(P ₄)	3.132			40.852	0.066	0.343
GS, GST	3.132	3.330	3.047	0.232	0.060	0.343
CS	3.132			0.232	0.060	0.343
LS-1	3.095			0.125	0.016	0.339
GSD Optional						
Secondary	3.132			0.201	0.047	0.342
Primary	3.101			0.199	0.047	0.338
Subtransmission	3.069			0.197		0.335
Rate Schedules	¢/kWh			\$/kW	\$/kW	¢/kWh
	Fuel		Off-Peak	Energy Conservation	Capacity	Environmental
	Standard	Peak	Off-Peak			
GSD, GSDT, SBF, SBFT						
Secondary	3.132	3.330	3.047	0.87	0.20	0.342
Primary	3.101	3.297	3.017	0.86	0.20	0.338
Subtransmission	3.069	3.263	2.986	0.85	0.20	0.335
IS, IST, SBI						
Primary	3.101	3.297	3.017	0.67	0.14	0.333
Subtransmission	3.069	3.263	2.986	0.66	0.14	0.330

Continued to Sheet No. 6.021

Continued from Sheet No. 6.020

CONTRACT CREDIT VALUE (CCV): This incentive is applicable to any commercial or industrial customer with interruptible loads of 500 kW or greater who qualify to participate in the company's GSLM 2 & 3 load management programs. The credit is updated annually. The 2018 and prior six years of historical CCVs per kW reduction at secondary voltage are:

<u>Year</u>	<u>Secondary</u>	<u>Primary</u>	<u>Subtransmission</u>
2018	10.23	10.13	10.03
2017	9.98	9.88	9.78
2016	8.81	8.72	8.63
2015	8.14	8.06	7.98
2014	7.72	7.64	7.57
2013	6.81	6.74	6.67
2012	9.82	9.72	9.62

Refer to Tariff sheets 3.210 and 3.230 for additional contract details.

FUEL CHARGE: Fuel charges are adjusted annually by the Florida Public Service Commission, normally in January.

ENERGY CONSERVATION COST RECOVERY CLAUSE: Energy conservation cost recovery factors recover the conservation related expenditures of the Company. The procedure for the review, approval, recovery and recording of such costs and revenues is set forth in Commission Rule 25-17.015, F.A.C. For rate schedules, RS, RSVP, GS, GST, and GSD Optional, cost recovery factors shall be applied to each kilowatt-hour delivered. For rate schedules, GSD, GSDT, IS, IST, SBF, SBFT, and SBI, cost recovery factors shall be applied on a kilowatt basis to the billing demand or supplemental billing demand and to the greater of the standby demand times 12% or the actual standby demand times 4.76%.

CAPACITY COST RECOVERY CLAUSE: In accordance with Commission Order No. 25773, Docket No. 910794-EQ, issued February 24, 1992, the capacity cost recovery factors shall be applied to each kilowatt-hour delivered for rate schedules, RS, RSVP, GS, GST, and GSD Optional. For rate schedules, GSD, GSDT, IS, IST, SBF, SBFT, and SBI the cost recovery factors shall be applied to each kilowatt of billing demand and supplemental billing demand and to the greater of the standby demand times 12% or the actual standby demand times 4.76%.

ENVIRONMENTAL COST RECOVERY CLAUSE: In accordance with Commission Order No. PSC-96-1048-FOF-EI, Docket No. 960688-EI, issued August 14, 1996, the environmental cost recovery factors shall be applied to each kilowatt-hour delivered.

Continued to Sheet No. 6.022



Continued from Sheet No. 6.021

FLORIDA GROSS RECEIPTS TAX: In accordance with Section 203.01 of the Florida Statutes, a factor of 2.5641% is applicable to electric sales charges for collection of the state gross receipts tax.

FRANCHISE FEE ADJUSTMENT: Customers taking service within franchised areas shall pay a franchise fee adjustment in the form of a percentage to be added to their bills prior to the application of any appropriate taxes. This percentage shall reflect the Customers' pro rata share of the amount the Company is required to pay under the franchise agreement with the specific governmental body in which the customer is located, plus the appropriate gross receipts taxes and regulatory assessment fees resulting from such additional revenue.

PAYMENT OF BILLS: Bills for service will be rendered monthly by the Company to the customer. Payment is due when the bill is rendered, and becomes delinquent twenty (20) days after mailing or delivery to the customer. Five (5) days written notice separate from any billing will be given before discontinuing service. Payment may be made at offices or authorized collecting agencies of the Company. Care will be used to have bills properly presented to the customer, but nonreceipt of the bill does not constitute release from liability for payment.

ISSUED BY: G. L. Gillette, President

DATE EFFECTIVE: January 1, 2015

Schedule of Rates

Rates for Tampa Customers Are Tiered To Encourage Conservation

Water Rates

Your water use is measured in cubic feet and billed in ccf units. Each ccf unit is equal to 100 cubic feet, which is the same as 748 gallons. Tampa has separate rates for customers within the City limits and for those customers outside the City. The rates are as follows:

Water Usage Rate (\$/CCF)	Inside City	Outside City	Water Usage Rate (\$/CCF)	Inside City	Outside City
Residential Customer Class: Single Family			All Other Customer Classes:		
Tier 0	0-5 ccf*	\$ 2.09	Tier 1	Charge per ccf up to the monthly threshold* amount	\$ 2.43
Tier 1	6-13 ccf*	\$ 2.43	Tier 2	Charge per ccf for monthly consumption from the threshold up to twice the threshold amount	\$ 4.07
Tier 2	14-26 ccf*	\$ 4.07	Tier 3	Charge per ccf for monthly consumption from twice the threshold up to three and one half times the threshold amount	\$ 5.44
Tier 3	27-46 ccf*	\$ 5.44	Tier 4	Charge per ccf for monthly consumption over three and one half times the threshold amount	\$ 6.28
Tier 4	Over 46 ccf*	\$ 6.28			
Apartment Customer Class: Multi-Family^(a)					
(a) Calculation is based on number of dwelling units x the tier range.					
Tier 0	0-2 ccf*	\$ 2.09			
Tier 1	3-6 ccf*	\$ 2.43			
Tier 2	7-12 ccf*	\$ 4.07			
Tier 3	13-21 ccf*	\$ 5.44			
Tier 4	Over 21 ccf*	\$ 6.28			

* Per month

Manage Your Expenses By Using Water Efficiently

Since your water bill is based on the amount used, saving water can help you manage your bill.

Knowing your water usage is the first step to saving water. Your water meter measures your usage and may assist you in determining if you have a leak. More information on checking for leaks and other water conservation materials are available by calling (813) 274-8121, option #5, or at www.TampaGov.net/Water.

Tampa's water use restrictions apply to all water users located inside Tampa city limits. Restrictions are enforced year-round and 24-hours-a-day. Violating these restrictions may result in a fine and a mandatory court appearance. Become familiar with the restrictions. A recorded summary of Tampa's restrictions is available at (813) 274-8032. Water use restrictions for customers located outside Tampa city limits are enforced by Hillsborough County Water Resource Services (HCWRS).

Call HCWRS at (813) 275-7094 for more information. Detailed water use restriction information is available online at www.TampaGov.net/WaterRestrictions.

Questions about your utility bill? Inquiries can be directed to a customer service representative at (813) 274-8811.

Effective October 2011



Water Department

306 East Jackson Street, 5E • Tampa, Florida 33602
 (813) 274-8121 • www.TampaGov.net/Water
 Office Hours: 8 a.m. to 5 p.m. Monday thru Friday
 Emergency Response line is available 24 hours-a-day, 7 days-a-week

Schedule of Rates *(continued)*

Classifications and Thresholds

Customer classifications are determined by land use and/or peak flow rates for commercial and industrial customers. The thresholds are based on the average monthly water use throughout Tampa Water Department's (TWD) service area for each customer class and are expressed in ccf units (each equal to 100 cubic feet or 748 gallons).

Customer Classification	Monthly Water Conservation Threshold (CCF)
Commercial – Small	25
Commercial – Medium	140
Commercial – Large	1,250
Commercial – Office	3 ⁽¹⁾
Hospitals	10 ⁽²⁾
Inns – Motel/Hotel	6 ⁽³⁾
Industrial – Small	13
Industrial – Medium	150
Industrial – Large	3,020

(1) per 1,000 sq. ft. usable office space, (2) per bed, (3) per rental room.

Tampa Bay Water Pass Through Charge

Tampa Bay Water is a regional water utility that sells water to local providers. The City of Tampa purchases water from Tampa Bay Water during times when demand is high and our own resources can no longer meet this demand. A surcharge was established to recover the difference between what Tampa pays Tampa Bay Water when water is purchased and what it normally costs to produce water at City of Tampa facilities. The surcharge appears as a separate line item on the utility bill during times when the City of Tampa has to buy water from Tampa Bay Water.

The surcharge is determined for each customer by calculating the total cost of all the purchases during the previous three month period in order to arrive at a per unit cost. The amount each customer pays is calculated by multiplying their individual usage times that calculated per unit cost.

Minimum Monthly Charge

Your water bill is based on actual water usage or the minimum monthly charge, whichever is more. Minimum monthly charges, based on meter size, are as follows:

Meter Size	Inside City	Outside City
3/4"	\$ 1.50	\$ 1.75
1"	\$ 4.50	\$ 5.25
1 1/2"	\$ 7.50	\$ 8.75
2"	\$ 9.00	\$ 10.50
3"	\$ 16.50	\$ 19.25
4"	\$ 22.50	\$ 26.25
6"	\$ 37.50	\$ 43.75

Water Service Fees and Deposits

Meter Size	Peak Flow Rate (gpm)	Application Fee	Deposit	Meter Instl. Fee
3/4"	0-20	\$ 50	\$ 45	\$ 665
1"	21-50	\$ 50	\$ 60	\$ 715
1 1/2"	51-100	\$ 70	\$ 105	\$ 990
2"	101-160	\$ 70	\$ 150	\$ 1,035

Connection Fees

Meter Size	Building Existing Prior to 10/1/97 Inside City	New Const. or Existing Prior to 10/1/97 Inside City	New Const. Outside City
3/4"	\$ 2,800	\$ 2,800	\$ 3,500
1"	\$ 7,000	\$ 7,000	\$ 8,750
1 1/2"			
	51-75 gpm	\$ 10,500	\$ 13,125
	76-100 gpm	\$ 14,000	\$ 17,500
2"			
	101-125 gpm	\$ 17,500	\$ 21,875
	126-150 gpm	\$ 21,000	\$ 26,250
	151-200 gpm	\$ 28,000	\$ 35,000

Additional fees may be required under unusual circumstances. If it is not financially feasible for the TWD to provide service, customers may be given the option of receiving service by paying the cost the City would have incurred. All fees and deposits must be paid prior to the installation of mains and meters. Please contact the TWD Planning Division regarding fees and deposits for meters larger than two inches.

Fire Line Connections

Installation fees will also be charged for fire line connections. All fees must be paid prior to the installation of the service. The annual service fee is billed each October and is due upon receipt. Please contact the TWD Planning Section regarding fees for fire connections larger than eight inches.

Connect Size	Fire Flow Rate (gpm)	Application Fee	Connect Fee	Annual Service Fee
2"	0-50	\$ 70	\$ 3,950	\$ 10
	51-100	\$ 70	\$ 5,140	\$ 10
	101-150	\$ 70	\$ 5,990	\$ 10
4"	151-300	\$ 70	\$ 7,780	\$ 30
6"	301-500	\$ 70	\$ 9,343	\$ 90
	501-750	\$ 70	\$ 10,994	\$ 90
	751-1,000	\$ 70	\$ 12,255	\$ 90
8"	1,001-1,500	\$ 70	\$ 14,280	\$ 200
	1,501-2,000	\$ 70	\$ 18,550	\$ 200

General Information

Water Department Phone Numbers

Billing Inquiries and Customer Service	274-8811 option #3
Delinquent Bills	274-8811 option #2
Emergency Response (24/7)	274-7400
Planning Section	274-8121 option #6
Water Restrictions Hotline (recording)	274-8032
Water Use Violation Hotline	274-8036

RESOLUTION NO. 2009- 334

A RESOLUTION AMENDING A SCHEDULE OF WASTEWATER CHARGES PURSUANT TO CHAPTER 26 ARTICLE 1, SECTION 26-31, CITY OF TAMPA CODE; RESCINDING THOSE PROVISIONS OF RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Whereas, it is necessary for the City of Tampa to amend its current schedule of wastewater disposal charges.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA:

Section 1. That pursuant to the authority of Chapter 26, Article 1, Section 26-31 entitled "Utility rates, fees and charges", City of Tampa Code, the following is the revised schedule of wastewater disposal charges:

Wastewater disposal charges to customers in the City.

The wastewater disposal charges to be paid monthly by the owner of utility account holder of each lot or parcel of land or location within the corporate limits of the City which may be connected with or may use the treatment works of the City shall be as follows:

Beginning on the first billing cycle of October 1, 2009	\$3.91 per CCF*
Beginning on the first billing cycle of October 1, 2010	\$4.38 per CCF*
Beginning on the first billing cycle of October 1, 2011	\$4.71 per CCF*

*or a fraction thereof of water used per month.

Wastewater disposal charges to customers outside the City.

The wastewater disposal charges to be paid monthly by the owner or utility account holder of each lot or parcel of land or location outside the corporate limits of the City which may be connected with or may use the treatment works of the City shall be as follows:

Beginning on the first billing cycle of October 1, 2009	\$4.89 per CCF*
Beginning on the first billing cycle of October 1, 2010	\$5.48 per CCF*
Beginning on the first billing cycle of October 1, 2011	\$5.89 per CCF*

*or a fraction thereof of water used per month.

Section 2. That this Resolution supersedes and rescinds any conflicting portions of Resolution No. 2005-1164 passed on September 8, 2005, and all prior resolutions in conflict with this Resolution.

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2018-4104

The Board of Commissioners is requested to approve the above-referenced resolution in order to:

Small Area Fair Market Rents

2. Who is making request:

A. Entity:	Assisted Housing
B. Project:	Administrative Plan
C. Originator:	Margaret Jones

3. Cost Estimate (if applicable):

Narrative:

PHA's are required to adopt SAFMRs no later than 3 months after the effective date of October 2018. SAFMRs have two main benefits:

Provide voucher holders greater access to high-opportunity areas; and make the voucher program more cost-effective. Both of these benefits stem from having payment standards that more accurately reflect neighborhood rents. Payment standards based on the broader metro-level FMRs are often too low to cover rents in some neighborhoods and higher than needed in others. When the payment standard is too low — as is often the case in neighborhoods with low poverty, low crime, and high-performing schools — families will struggle to find units they can rent with their voucher. When the payment standard is too high, families can afford units that are larger or have more amenities than they need, and owners can potentially charge above-market rents (unless housing agencies strictly enforce rules requiring that rents be reasonable in the local market). Such excessive payments reduce the voucher program's cost-effectiveness and encourage families to use vouchers — and owners to accept them — in lower-rent, higher-poverty neighborhoods

RESOLUTION 2018-4104

A RESOLUTION APPROVING THE REVISION OF THE PAYMENT STANDARDS AS A DIRECT RESULT OF HUD'S IMPLEMENTATION OF THE SMALL AREA FAIR MARKET RENTS FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, HUD Regulation 24 CFR Part 982.503 allows the Housing Authority to adjust the payment standard schedule so that families can continue to afford to lease units with assistance under the Housing Choice Voucher Program; and

WHEREAS, HUD Regulation 24 CFR Part 982.503 allows the Housing Authority to adopt a maximum payment standard between 90- 110 percent of the published Fair Market Rent effective for the specific unit (bedroom) size; and

WHEREAS, HUD's Office of Public and Indian Housing (PIH) posted [Notice PIH 2018-01](#) on January 17TH, 2018 providing guidance regarding the provisions of the Small Area Fair Market Rent (Small Area FMR or SAFMR) rule. Public housing agencies (PHAs) in 24 metropolitan areas that are required to use SAFMRs are now expected to implement SAFMRs by January 1st, 2019;

WHEREAS, in the Housing Choice Voucher (HCV) program, subsidy levels are based on Fair Market Rents (FMRs) that are set for each metropolitan area (or non-metropolitan county) and vary by unit size (number of bedrooms). Public Housing Agencies (PHAs) generally have only a limited ability to adjust the maximum subsidy level to reflect differences in rent levels between neighborhoods within their jurisdiction. Rents tend to be higher in certain neighborhoods than others, and neighborhoods with higher rents tend to have better access to amenities that provide opportunity. For this reason, using a single metropolitan-wide standard as the basis for setting the maximum subsidy available to HCV holders makes it difficult for them to access housing located in areas of opportunity. The Small Area Fair Market Rent (SAFMR) demonstration was developed to evaluate if more local rents (at the ZIP Code) could provide an effective means for HCV holders to move into higher-opportunity areas without significantly raising overall subsidy costs;

WHEREAS, the metropolitan areas identified to use ZIP code-based FMRs are those metropolitan areas with both significant voucher concentration challenges and market conditions where establishing FMRs by ZIP code areas has the potential to significantly increase opportunities for voucher families. The use of SAFMRs is expected to give HCV tenants access to areas of high opportunity and lower poverty areas by providing a subsidy that is adequate to cover rents in those areas, thereby reducing the number of voucher families that reside in areas of high poverty concentration. Tampa was one of the 25 metropolitan cities selected as a mandatory implementation;

WHEREAS, the current payment standards effective November 1st, 2018 are as follows:

Small Area Fair Market	Efficiency	Proposed Efficiency	One Bedroom	Proposed One Bedroom	Two Bedroom	Proposed Two Bedroom	Three Bedroom	Proposed Three Bedroom	Four Bedroom	Proposed Four Bedroom	Five Bedroom	Proposed Five
33527	\$704	\$740	\$803	\$803	\$1,001	\$1,001	\$1,331	1,331	\$1,595	\$1,595	\$1,834	\$1,834
33592	\$704	\$704	\$803	\$803	\$1,001	\$900	\$1,331	1,180	\$1,595	\$1,430	\$1,834	\$1,645
33605	\$715	\$720	\$803	\$803	\$1,001	\$1,001	\$1,331	1,331	\$1,595	\$1,595	\$1,834	\$1,834
33570	\$726	\$740	\$803	\$803	\$1,001	\$1,001	\$1,331	1,331	\$1,595	\$1,595	\$1,834	\$1,834
33598	\$759	\$895	\$814	\$814	\$1,045	\$1,001	\$1,381	1,190	\$1,657	\$1,440	\$1,906	\$1,656
33534	\$765	\$800	\$842	\$850	\$1,045	\$1,050	\$1,381	1,381	\$1,657	\$1,657	\$1,906	\$1,909
33548	\$765	\$800	\$842	\$860	\$1,045	\$1,060	\$1,381	1,390	\$1,657	\$1,680	\$1,906	\$1,932
33612	\$765	\$765	\$842	\$842	\$1,045	\$1,045	\$1,375	1,375	\$1,657	\$1,657	\$1,906	\$1,906
33610	\$765	\$780	\$842	\$842	\$1,045	\$1,045	\$1,381	1,381	\$1,657	\$1,657	\$1,906	\$1,906
33603	\$765	\$800	\$842	\$860	\$1,045	\$1,060	\$1,381	1,390	\$1,657	\$1,680	\$1,906	\$1,932
33604	\$765	\$810	\$842	\$870	\$1,045	\$1,070	\$1,381	1,400	\$1,657	\$1,690	\$1,906	\$1,944
33613	\$765	\$790	\$842	\$842	\$1,045	\$1,045	\$1,381	1,381	\$1,657	\$1,657	\$1,906	\$1,906
33559	\$765	\$860	\$842	\$920	\$1,045	\$1,140	\$1,381	1,490	\$1,657	\$1,810	\$1,906	\$2,082
33565	\$765	\$765	\$842	\$842	\$1,045	\$1,045	\$1,381	1,381	\$1,657	\$1,657	\$1,906	\$1,906
33549	\$765	\$910	\$842	\$970	\$1,045	\$1,200	\$1,381	\$1,570	\$1,657	\$1,900	\$1,906	\$2,185
33619	\$765	\$840	\$842	\$900	\$1,045	\$1,110	\$1,381	\$1,450	\$1,657	\$1,760	\$1,906	\$2,024
33510	\$765	\$860	\$842	\$920	\$1,045	\$1,140	\$1,381	\$1,490	\$1,657	\$1,810	\$1,906	\$2,082
33558	\$765	\$830	\$842	\$890	\$1,045	\$1,100	\$1,381	\$1,440	\$1,657	\$1,740	\$1,906	\$2,001
33617	\$765	\$840	\$842	\$900	\$1,045	\$1,110	\$1,381	\$1,450	\$1,657	\$1,760	\$1,906	\$2,024
33509	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33550	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33568	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33583	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33587	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33601	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33614	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33620	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33622	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33637	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33680	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33682	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33684	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33687	\$765	\$870	\$842	\$930	\$1,045	\$1,150	\$1,381	\$1,510	\$1,657	\$1,820	\$1,906	\$2,093
33584	\$765	\$900	\$842	\$960	\$1,045	\$1,190	\$1,381	\$1,560	\$1,657	\$1,880	\$1,906	\$2,162
33616	\$765	\$930	\$842	\$990	\$1,045	\$1,220	\$1,381	\$1,600	\$1,657	\$1,930	\$1,906	\$2,220
33578	\$765	\$930	\$842	\$990	\$1,045	\$1,220	\$1,381	\$1,600	\$1,657	\$1,930	\$1,906	\$2,220
33607	\$765	\$960	\$842	\$1,020	\$1,045	\$1,260	\$1,381	\$1,650	\$1,657	\$2,000	\$1,906	\$2,300
33609	\$765	\$960	\$842	\$1,030	\$1,045	\$1,270	\$1,381	\$1,660	\$1,657	\$2,010	\$1,906	\$2,312
33615	\$765	\$920	\$842	\$980	\$1,045	\$1,210	\$1,381	\$1,590	\$1,657	\$1,920	\$1,906	\$2,208
33618	\$765	\$940	\$842	\$1,000	\$1,045	\$1,240	\$1,381	\$1,620	\$1,657	\$1,960	\$1,906	\$2,254
33634	\$765	\$960	\$842	\$1,030	\$1,045	\$1,270	\$1,381	\$1,660	\$1,657	\$2,010	\$1,906	\$2,312
33624	\$774	\$970	\$855	\$1,040	\$1,062	\$1,280	\$1,395	\$1,680	\$1,683	\$2,030	\$1,935	\$2,335
33629	\$774	\$960	\$855	\$1,030	\$1,053	\$1,270	\$1,386	\$1,660	\$1,674	\$2,010	\$1,925	\$2,312
33573	\$783	\$1,060	\$855	\$1,130	\$1,071	\$1,400	\$1,404	\$1,830	\$1,692	\$2,220	\$1,946	\$2,553
33635	\$792	\$1,040	\$873	\$1,110	\$1,089	\$1,370	\$1,422	\$1,800	\$1,719	\$2,170	\$1,977	\$2,496
33611	\$801	\$990	\$882	\$1,050	\$1,089	\$1,300	\$1,431	\$1,700	\$1,728	\$2,060	\$1,987	\$2,369
33511	\$819	\$1,000	\$900	\$1,070	\$1,116	\$1,320	\$1,467	\$1,730	\$1,764	\$2,090	\$2,029	\$2,404
33625	\$819	\$1,030	\$900	\$1,100	\$1,116	\$1,360	\$1,467	\$1,780	\$1,773	\$2,150	\$2,039	\$2,473
33647	\$864	\$1,040	\$945	\$1,110	\$1,179	\$1,370	\$1,548	\$1,800	\$1,863	\$2,170	\$2,142	\$2,496
33556	\$891	\$1,060	\$981	\$1,130	\$1,215	\$1,400	\$1,593	\$1,830	\$1,926	\$2,220	\$2,215	\$2,553
33606	\$900	\$1,100	\$990	\$1,170	\$1,233	\$1,450	\$1,620	\$1,900	\$1,953	\$2,300	\$2,246	\$2,645
33594	\$918	\$1,130	\$1,008	\$1,200	\$1,251	\$1,490	\$1,638	\$1,950	\$1,980	\$2,360	\$2,277	\$2,714
33626	\$945	\$1,180	\$1,044	\$1,250	\$1,296	\$1,550	\$1,701	\$2,030	\$2,043	\$2,450	\$2,349	\$2,818
33569	\$963	\$1,150	\$1,053	\$1,220	\$1,314	\$1,510	\$1,728	\$1,980	\$2,079	\$2,390	\$2,391	\$2,749
33579	\$1,008	\$1,290	\$1,107	\$1,370	\$1,377	\$1,700	\$1,809	\$2,230	\$2,178	\$2,690	\$2,505	\$3,094
33547	\$1,035	\$1,290	\$1,134	\$1,370	\$1,413	\$1,700	\$1,854	\$2,230	\$2,232	\$2,690	\$2,567	\$3,094
33572	\$1,035	\$1,290	\$1,134	\$1,370	\$1,413	\$1,700	\$1,854	\$2,230	\$2,232	\$2,690	\$2,567	\$3,094
33596	\$1,035	\$1,290	\$1,134	\$1,370	\$1,413	\$1,700	\$1,854	\$2,230	\$2,232	\$2,690	\$2,567	\$3,094
33602	\$1,035	\$1,290	\$1,134	\$1,370	\$1,413	\$1,700	\$1,854	\$2,230	\$2,232	\$2,690	\$2,567	\$3,094
33621	\$1,035	\$1,290	\$1,134	\$1,370	\$1,413	\$1,700	\$1,854	\$2,230	\$2,232	\$2,690	\$2,567	\$3,094

WHEREAS, to assist families in securing units, the Payment Standard schedule will be established as follows:

NOW THEREFORE BE IT RESOLVED THAT:

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the adjustment of the payment standards effective November 1st, 2018.

ADOPTED THIS 28th Day of November 2018

Chairperson

Secretary



TAMPA-ST. PETERSBURG-CLEARWATER, FL MSA SMALL AREA FY 2019 FAIR MARKET RENTS

All Housing Choice Voucher programs operated in the Tampa-St. Petersburg-Clearwater, FL MSA will use Small Area FMRs as defined by ZIP codes.

For FMR information for other programs, please click [here](#).

Hillsborough County, Florida is part of the Tampa-St. Petersburg-Clearwater, FL MSA, which consists of the following counties: Hernando County, FL; Hillsborough County, FL; Pasco County, FL; and Pinellas County, FL. All information here applies to the entirety of the Tampa-St. Petersburg-Clearwater, FL MSA.

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

NOTE: ZIP Code areas are defined by the postal service to facilitate the efficient delivery of mail. Because of this, ZIP code areas may cross city, county, and in some limited instances, state lines. Consequently, ZIP codes which cross county lines may lie within more than one metropolitan area, or cover parts of one or more nonmetropolitan counties and part of a metropolitan area.

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
33503	\$870	\$930	\$1,150	\$1,510	\$1,820
33508	\$870	\$930	\$1,150	\$1,510	\$1,820

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
33509	\$870	\$930	\$1,150	\$1,510	\$1,820
33510	\$860	\$920	\$1,140	\$1,490	\$1,810
33511	\$1,000	\$1,070	\$1,320	\$1,730	\$2,090
33523	\$710	\$750	\$930	\$1,220	\$1,470
33524	\$830	\$890	\$1,100	\$1,440	\$1,740
33525	\$690	\$740	\$910	\$1,190	\$1,440
33526	\$830	\$890	\$1,100	\$1,440	\$1,740
33527	\$740	\$790	\$980	\$1,280	\$1,550
33530	\$870	\$930	\$1,150	\$1,510	\$1,820
33534	\$800	\$850	\$1,050	\$1,380	\$1,660
33539	\$830	\$890	\$1,100	\$1,440	\$1,740
33540	\$660	\$700	\$870	\$1,140	\$1,380
33541	\$760	\$810	\$1,000	\$1,310	\$1,580
33542	\$730	\$780	\$960	\$1,260	\$1,520
33543	\$1,130	\$1,200	\$1,490	\$1,950	\$2,360
33544	\$1,150	\$1,230	\$1,520	\$1,990	\$2,410
33545	\$1,170	\$1,250	\$1,540	\$2,020	\$2,440
33547	\$1,290	\$1,370	\$1,700	\$2,230	\$2,690
33548	\$800	\$860	\$1,060	\$1,390	\$1,680
33549	\$910	\$970	\$1,200	\$1,570	\$1,900
33550	\$870	\$930	\$1,150	\$1,510	\$1,820
33556	\$1,060	\$1,130	\$1,400	\$1,830	\$2,220
33558	\$830	\$890	\$1,100	\$1,440	\$1,740
33559	\$860	\$920	\$1,140	\$1,490	\$1,810

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
33563	\$770	\$820	\$1,010	\$1,320	\$1,600
33564	\$870	\$930	\$1,150	\$1,510	\$1,820
33565	\$840	\$900	\$1,110	\$1,450	\$1,760
33566	\$780	\$830	\$1,030	\$1,350	\$1,630
33567	\$640	\$690	\$850	\$1,110	\$1,350
33568	\$870	\$930	\$1,150	\$1,510	\$1,820
33569	\$1,150	\$1,220	\$1,510	\$1,980	\$2,390
33570	\$740	\$790	\$980	\$1,280	\$1,550
33571	\$870	\$930	\$1,150	\$1,510	\$1,820
33572	\$1,290	\$1,370	\$1,700	\$2,230	\$2,690
33573	\$1,060	\$1,130	\$1,400	\$1,830	\$2,220
33576	\$640	\$690	\$850	\$1,110	\$1,350
33578	\$930	\$990	\$1,220	\$1,600	\$1,930
33579	\$1,290	\$1,370	\$1,700	\$2,230	\$2,690
33583	\$870	\$930	\$1,150	\$1,510	\$1,820
33584	\$900	\$960	\$1,190	\$1,560	\$1,880
33587	\$870	\$930	\$1,150	\$1,510	\$1,820
33592	\$680	\$730	\$900	\$1,180	\$1,430
33593	\$830	\$890	\$1,100	\$1,440	\$1,740
33594	\$1,130	\$1,200	\$1,490	\$1,950	\$2,360
33595	\$870	\$930	\$1,150	\$1,510	\$1,820
33596	\$1,290	\$1,370	\$1,700	\$2,230	\$2,690
33597	\$620	\$660	\$840	\$1,130	\$1,310
33598	\$690	\$740	\$910	\$1,190	\$1,440

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
33601	\$870	\$930	\$1,150	\$1,510	\$1,820
33602	\$1,290	\$1,370	\$1,700	\$2,230	\$2,690
33603	\$800	\$860	\$1,060	\$1,390	\$1,680
33604	\$810	\$870	\$1,070	\$1,400	\$1,690
33605	\$720	\$770	\$950	\$1,240	\$1,500
33606	\$1,100	\$1,170	\$1,450	\$1,900	\$2,300
33607	\$960	\$1,020	\$1,260	\$1,650	\$2,000
33609	\$960	\$1,030	\$1,270	\$1,660	\$2,010
33610	\$780	\$830	\$1,030	\$1,350	\$1,630
33611	\$990	\$1,050	\$1,300	\$1,700	\$2,060
33612	\$760	\$810	\$1,000	\$1,310	\$1,580
33613	\$790	\$840	\$1,040	\$1,360	\$1,650
33614	\$870	\$930	\$1,150	\$1,510	\$1,820
33615	\$920	\$980	\$1,210	\$1,590	\$1,920
33616	\$930	\$990	\$1,220	\$1,600	\$1,930
33617	\$840	\$900	\$1,110	\$1,450	\$1,760
33618	\$940	\$1,000	\$1,240	\$1,620	\$1,960
33619	\$840	\$900	\$1,110	\$1,450	\$1,760
33620	\$870	\$930	\$1,150	\$1,510	\$1,820
33621	\$1,290	\$1,370	\$1,700	\$2,230	\$2,690
33622	\$870	\$930	\$1,150	\$1,510	\$1,820
33623	\$870	\$930	\$1,150	\$1,510	\$1,820
33624	\$970	\$1,040	\$1,280	\$1,680	\$2,030
33625	\$1,030	\$1,100	\$1,360	\$1,780	\$2,150

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
33626	\$1,180	\$1,250	\$1,550	\$2,030	\$2,450
33629	\$960	\$1,030	\$1,270	\$1,660	\$2,010
33634	\$960	\$1,030	\$1,270	\$1,660	\$2,010
33635	\$1,040	\$1,110	\$1,370	\$1,800	\$2,170
33637	\$870	\$930	\$1,150	\$1,510	\$1,820
33646	\$870	\$930	\$1,150	\$1,510	\$1,820
33647	\$1,040	\$1,110	\$1,370	\$1,800	\$2,170
33672	\$870	\$930	\$1,150	\$1,510	\$1,820
33673	\$870	\$930	\$1,150	\$1,510	\$1,820
33674	\$870	\$930	\$1,150	\$1,510	\$1,820
33675	\$870	\$930	\$1,150	\$1,510	\$1,820
33677	\$870	\$930	\$1,150	\$1,510	\$1,820
33679	\$870	\$930	\$1,150	\$1,510	\$1,820
33680	\$870	\$930	\$1,150	\$1,510	\$1,820
33681	\$870	\$930	\$1,150	\$1,510	\$1,820
33682	\$870	\$930	\$1,150	\$1,510	\$1,820
33684	\$870	\$930	\$1,150	\$1,510	\$1,820
33685	\$870	\$930	\$1,150	\$1,510	\$1,820
33687	\$870	\$930	\$1,150	\$1,510	\$1,820
33688	\$870	\$930	\$1,150	\$1,510	\$1,820
33689	\$870	\$930	\$1,150	\$1,510	\$1,820
33694	\$870	\$930	\$1,150	\$1,510	\$1,820
33701	\$790	\$840	\$1,040	\$1,360	\$1,650
33702	\$830	\$880	\$1,090	\$1,430	\$1,730

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
33703	\$930	\$990	\$1,220	\$1,600	\$1,930
33704	\$810	\$870	\$1,070	\$1,400	\$1,690
33705	\$860	\$920	\$1,140	\$1,490	\$1,810
33706	\$990	\$1,050	\$1,300	\$1,700	\$2,060
33707	\$960	\$1,030	\$1,270	\$1,660	\$2,010
33708	\$1,040	\$1,110	\$1,370	\$1,800	\$2,170
33709	\$810	\$870	\$1,070	\$1,400	\$1,690
33710	\$820	\$870	\$1,080	\$1,420	\$1,710
33711	\$910	\$970	\$1,200	\$1,570	\$1,900
33712	\$910	\$970	\$1,200	\$1,570	\$1,900
33713	\$920	\$980	\$1,210	\$1,590	\$1,920
33714	\$800	\$860	\$1,060	\$1,390	\$1,680
33715	\$1,280	\$1,370	\$1,690	\$2,210	\$2,680
33716	\$1,050	\$1,120	\$1,380	\$1,810	\$2,190
33731	\$860	\$910	\$1,130	\$1,480	\$1,790
33732	\$860	\$910	\$1,130	\$1,480	\$1,790
33733	\$860	\$910	\$1,130	\$1,480	\$1,790
33734	\$860	\$910	\$1,130	\$1,480	\$1,790
33736	\$860	\$910	\$1,130	\$1,480	\$1,790
33738	\$860	\$910	\$1,130	\$1,480	\$1,790
33741	\$860	\$910	\$1,130	\$1,480	\$1,790
33742	\$860	\$910	\$1,130	\$1,480	\$1,790
33743	\$860	\$910	\$1,130	\$1,480	\$1,790
33744	\$860	\$910	\$1,130	\$1,480	\$1,790

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
33747	\$860	\$910	\$1,130	\$1,480	\$1,790
33755	\$930	\$990	\$1,220	\$1,600	\$1,930
33756	\$850	\$910	\$1,120	\$1,470	\$1,770
33757	\$860	\$910	\$1,130	\$1,480	\$1,790
33758	\$860	\$910	\$1,130	\$1,480	\$1,790
33759	\$910	\$970	\$1,200	\$1,570	\$1,900
33760	\$870	\$930	\$1,150	\$1,510	\$1,820
33761	\$790	\$840	\$1,040	\$1,360	\$1,650
33762	\$1,000	\$1,070	\$1,320	\$1,730	\$2,090
33763	\$860	\$910	\$1,130	\$1,480	\$1,790
33764	\$860	\$910	\$1,130	\$1,480	\$1,790
33765	\$850	\$910	\$1,120	\$1,470	\$1,770
33766	\$860	\$910	\$1,130	\$1,480	\$1,790
33767	\$1,160	\$1,240	\$1,530	\$2,000	\$2,420
33770	\$860	\$910	\$1,130	\$1,480	\$1,790
33771	\$870	\$930	\$1,150	\$1,510	\$1,820
33772	\$960	\$1,020	\$1,260	\$1,650	\$2,000
33773	\$860	\$910	\$1,130	\$1,480	\$1,790
33774	\$880	\$940	\$1,160	\$1,520	\$1,840
33775	\$860	\$910	\$1,130	\$1,480	\$1,790
33776	\$1,230	\$1,310	\$1,620	\$2,120	\$2,570
33777	\$970	\$1,040	\$1,280	\$1,680	\$2,030
33778	\$860	\$920	\$1,140	\$1,490	\$1,810
33779	\$860	\$910	\$1,130	\$1,480	\$1,790

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
33780	\$860	\$910	\$1,130	\$1,480	\$1,790
33781	\$780	\$830	\$1,030	\$1,350	\$1,630
33782	\$940	\$1,000	\$1,240	\$1,620	\$1,960
33784	\$860	\$910	\$1,130	\$1,480	\$1,790
33785	\$1,070	\$1,140	\$1,410	\$1,850	\$2,230
33786	\$1,290	\$1,370	\$1,700	\$2,230	\$2,690
33809	\$750	\$750	\$980	\$1,310	\$1,620
33810	\$790	\$800	\$1,040	\$1,390	\$1,720
33849	\$710	\$710	\$930	\$1,240	\$1,540
33860	\$730	\$730	\$960	\$1,280	\$1,590
34601	\$620	\$660	\$820	\$1,090	\$1,310
34602	\$850	\$910	\$1,120	\$1,470	\$1,770
34603	\$800	\$850	\$1,050	\$1,380	\$1,660
34604	\$640	\$680	\$840	\$1,100	\$1,330
34605	\$800	\$850	\$1,050	\$1,380	\$1,660
34606	\$770	\$820	\$1,010	\$1,320	\$1,600
34607	\$830	\$890	\$1,100	\$1,440	\$1,740
34608	\$800	\$860	\$1,060	\$1,390	\$1,680
34609	\$910	\$970	\$1,200	\$1,570	\$1,900
34610	\$700	\$740	\$920	\$1,210	\$1,460
34611	\$800	\$850	\$1,050	\$1,380	\$1,660
34613	\$790	\$840	\$1,040	\$1,360	\$1,650
34614	\$980	\$1,040	\$1,290	\$1,690	\$2,040
34636	\$800	\$850	\$1,050	\$1,380	\$1,660

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
34637	\$1,270	\$1,350	\$1,670	\$2,190	\$2,640
34638	\$1,290	\$1,370	\$1,700	\$2,230	\$2,690
34639	\$1,080	\$1,160	\$1,430	\$1,870	\$2,260
34652	\$770	\$820	\$1,010	\$1,320	\$1,600
34653	\$800	\$860	\$1,060	\$1,390	\$1,680
34654	\$790	\$840	\$1,040	\$1,360	\$1,650
34655	\$900	\$960	\$1,190	\$1,560	\$1,880
34656	\$830	\$890	\$1,100	\$1,440	\$1,740
34660	\$860	\$910	\$1,130	\$1,480	\$1,790
34661	\$800	\$850	\$1,050	\$1,380	\$1,660
34667	\$770	\$820	\$1,020	\$1,340	\$1,620
34668	\$770	\$820	\$1,020	\$1,340	\$1,620
34669	\$850	\$910	\$1,120	\$1,470	\$1,770
34673	\$830	\$890	\$1,100	\$1,440	\$1,740
34674	\$830	\$890	\$1,100	\$1,440	\$1,740
34677	\$950	\$1,010	\$1,250	\$1,640	\$1,980
34679	\$830	\$890	\$1,100	\$1,440	\$1,740
34680	\$830	\$890	\$1,100	\$1,440	\$1,740
34681	\$860	\$910	\$1,130	\$1,480	\$1,790
34682	\$860	\$910	\$1,130	\$1,480	\$1,790
34683	\$900	\$950	\$1,180	\$1,550	\$1,870
34684	\$960	\$1,030	\$1,270	\$1,660	\$2,010
34685	\$1,080	\$1,150	\$1,420	\$1,860	\$2,250
34688	\$1,080	\$1,160	\$1,430	\$1,870	\$2,260

Tampa-St. Petersburg-Clearwater, FL MSA Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
34689	\$790	\$840	\$1,040	\$1,360	\$1,650
34690	\$800	\$850	\$1,050	\$1,380	\$1,660
34691	\$830	\$880	\$1,090	\$1,430	\$1,730
34692	\$830	\$890	\$1,100	\$1,440	\$1,740
34695	\$960	\$1,030	\$1,270	\$1,660	\$2,010
34697	\$860	\$910	\$1,130	\$1,480	\$1,790
34698	\$990	\$1,050	\$1,300	\$1,700	\$2,060

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2018-4105

The Board of Commissioners is requested to approve the above-referenced resolution in order to:

Mainstream Vouchers-Section 811

2. Who is making request:

A. Entity:	Assisted Housing
B. Project:	Administrative Plan
C. Originator:	Margaret Jones

3. Cost Estimate (if applicable):

Narrative:

Waitlist preferences will be changed and waitlist opened to meet the criteria outlined in the Mainstream Voucher award notification. *Eligible household:* A household composed of one or more non-elderly person with disabilities, which may include additional household members who are not non-elderly persons with disabilities. A household where the sole members is an emancipated minor is not an eligible household.

A household must be homeless, at risk of becoming homeless, at risk of institutionalization, and institutional or other segregated settings. Vouchers will be capped at 55 total and all vouchers will be allotted to the above-mentioned unless there are no families eligible.

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RESOLUTION 2018-4105

A RESOLUTION APPROVING THE REVISION OF THE HOUSING CHOICE VOUCHER'S ADMINISTRATIVE PLAN WAITLIST PREFERENCES TO INCLUDE THE AWARD OF THE SECTION 811 MAINSTREAM VOUCHERS

WHEREAS, 24 CFR 982.54(a) require each PHA to adopt a written administrative plan that establishes local policies for administering the housing choice voucher (HCV) program; and the plan and any revisions to the plan must be formally adopted by the PHA's board of commissioners;

WHEREAS, the agency was awarded 55 Section 811 Vouchers. The housing assistance is provided through HUD's Section 811 Mainstream Housing Choice Voucher Program which provides funding to housing agencies to assist non-elderly people with disabilities who are:

- transitioning out of institutional or other separated settings;
- at serious risk of institutionalization;
- homeless; or
- at risk of becoming homeless.

This program helps to further the goals of the Americans with Disabilities Act by helping persons with disabilities live in the most integrated setting. The program also encourages partnerships with health and human service agencies with a demonstrated capacity to coordinate voluntary services and supports to enable individuals to live independently in the community

WHEREAS, the waitlist will be opened and published when necessary to ensure these particular vouchers will be awarded to eligible households. The vouchers will be capped at 55 in total and will only be filled through attrition with eligible households. The vouchers will also serve as a moving up preference to move individuals out of PSH that no longer need case management services as discussed in PIH 2013-15 but must meet all eligibility requirements;

NOW THEREFORE BE IT RESOLVED,

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the revisions to the Housing Choice Voucher Program's Administrative Plan

ADOPTED THIS 28th Day of November, 2018

Chairperson

Secretary

SECTION 811 MAINSTREAM VOUCHERS

Eligible household: A household composed of one or more non-elderly person with disabilities, which may include additional household members who are not non-elderly persons with disabilities. A household where the sole members is an emancipated minor is not an eligible household.

The terms "disability" and "person with disabilities" are used in two contexts - for civil rights protections, and for program eligibility purposes. Each use has specific definitions. When used in the context of application of Federal civil rights laws and requirements, including the prohibition against discrimination, the civil rights related definitions apply. When used in the context of eligibility under this NOFA, the program eligibility definitions apply.

Non-elderly person with disabilities (for purposes of determining eligibility): A person 18 years of age or older and less than 62 years of age, and who:

- (i) Has a disability, as defined in 42 U.S.C. 423;
- (ii) Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
 - (A) Is expected to be of long-continued and indefinite duration;
 - (B) Substantially impedes his or her ability to live independently, and
 - (C) Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
- (iii) Has a developmental disability as defined in 42 U.S.C. 6001.

Institutional or other segregated settings include, but are not limited to: (1) congregate settings populated exclusively or primarily with individuals with disabilities; (2) congregate settings characterized by regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, or limits on individuals' ability to engage freely in community activities and to manage their own activities of daily living; or (3) settings that provide for daytime activities primarily with other individuals with disabilities.

At serious risk of institutionalization: Includes an individual with a disability who as a result of a public entity's failure to provide community services or its cut to such services will likely cause a decline in health, safety, or welfare that would lead to the individual's eventual placement in an institution. This includes individuals experiencing lack of access to supportive services for independent living, long waiting lists for or lack of access to housing combined with community based services, individuals currently living under poor housing conditions or homeless with barriers to geographic mobility, and/or currently living alone but requiring supportive services for independent living. A person cannot be considered at serious risk of institutionalization unless the person has a disability. An individual may be designated as at serious risk of institutionalization either by a health and human services agency, by a community-based organization, or by self-identification.

Homeless means:

- (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
 - An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, State, or local government programs for low-income individuals); or
 - An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

- (2) An individual or family who will imminently lose their primary nighttime residence, provided that:
 - The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
 - No subsequent residence has been identified; and
 - The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;

- (3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
 - Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
 - Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
 - Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - Can be expected to continue in such status for an extended period of time because of chronic disabilities; chronic physical health or mental health

conditions; substance addiction; histories of domestic violence or childhood abuse (including neglect); the presence of a child or youth with a disability; or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

- Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- Has no other residence; and lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent housing.

At risk of becoming homeless: An individual or family who:

- Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately [available](#) to prevent them from moving to an [emergency shelter](#) or another place described in paragraph (1) of the "Homeless" definition in this section; and
- Meets one of the following conditions:
 - Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - Is living in the home of another because of economic hardship;

(B) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;

(C) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, [State](#), or local government programs for low-income individuals;

(D) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;

(E) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

(F) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners:

Re: FY2018-4106

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to execute a revised utility easement granted to Tampa Electric Company (TECO) along Spruce Cove east of North Boulevard.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** West Tampa land
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to execute a revised utility easement granted to Tampa Electric Company (TECO) along Spruce Cove east of North Boulevard

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments:

Fully Executed Easement

THA Heights Release of Easement

THA Heights Project Revised Easement

Easement PDF

RESOLUTION NO. FY2018-4106

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A REVISED UTILITY EASEMENT GRANTED TO TAMPA ELECTRIC COMPANY (TECO) ALONG SPRUCE COVE EAST OF NORTH BOULEVARD.

WHEREAS, the Housing Authority of the City of Tampa (THA) is the owner of a 2.98 acre parcel of land east of North Boulevard and north of Spruce Cove near the Blake High School campus;

WHEREAS, Tampa Electric Company (TECO) is desiring to realign electric transmission lines higher crossing North Boulevard running along Spruce Cove and extending across the Hillsborough River to better serve the emerging client needs in Tampa Heights;

WHEREAS, in July 2018 THA Board authorized the granting of an Easement to TECO in the same vicinity and for the same reason, however after completion of the design such Easement was determined to be not quite adequate for the optimal design, therefore this Revised Easement was drafted for consideration, and a Release of Easement has been prepared for the previous granted and recorded Easement; and,

WHEREAS, the requested Revised Easement consist of an approximately 10 foot wide strip of land running along Spruce Cove for aerial lines of wires and supporting structures including necessary appurtenances thereto and consisting of 4,162.2 square feet of area (0.10 acre).

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to execute this Revised Utility Easement in favor of Tampa Electric Company.

Adopted this 28th day of November 2018.

Chairperson

Secretary

M E M O R A N D U M

Date: November 20, 2018

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2018-4106**
A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A REVISED UTILITY EASEMENT GRANTED TO TAMPA ELECTRIC COMPANY (TECO) ALONG SPRUCE COVE EAST OF NORTH BOULEVARD.

This resolution is necessary in order to allow TECO to continue and best serve the emerging needs of clients in Tampa Heights and West Tampa with electric service. THA Board Resolution #2018-4098 which was authorized in July 2018 was discovered to be not quite adequate for the optimal design therefore TECO has requested a revision to that recorded Easement. The revised easement alignment is not significant but requires reauthorization.

If you have any questions ahead of the scheduled Board Meeting please don't hesitate to call Leroy Moore, at 813-341-9101 ext. 3690.

File: 43891
Card: 41789
NE 29-18

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Saxon Gilmore & Carraway. P.A.
201 E. Kennedy Boulevard, Suite 600
Tampa, FL 33602
Attention: Bernice S. Saxon, Esq.

SEC. 13 TWP. 29 S. RGE.18 E. TRANS R/W SW 29-18
FOLIO# 192455-0000 (Hillsborough County)

EASEMENT

T-2018-08

KNOW ALL MEN BY THESE PRESENTS that HOUSING AUTHORITY OF THE CITY OF TAMPA, Florida, a public body corporate and politic organized pursuant to Chapter 421, Florida Statutes, herein called Grantor, in consideration of One Dollar and other valuable considerations paid to Grantor by TAMPA ELECTRIC COMPANY, a Florida corporation, herein called Company, receipt whereof is hereby acknowledged, has given and granted unto Company, its successors and assigns, a perpetual non-exclusive easement (the "Easement") over and the right to enter upon the land in Hillsborough County, Florida, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof (the "Land").

together with the right of ingress and egress to and from the Land, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of the Easement, which is for the purposes of placing, constructing, operating, maintaining, replacing on, and removing from the Land, installations described as follows:

Aerial lines of wires supporting structures and necessary appurtenances thereto.

The aforesaid rights and privileges granted shall include the right and privilege of Company, at its cost, to trim and remove any and all trees or shrubs upon the Land, and Company shall also have the right and privilege, at its cost, to trim or remove any and all trees or shrubs upon Grantor's lands adjacent to the Land, wherever Company may deem it reasonably necessary or desirable to do so for the protection of said installations.

Grantor shall not use the Land in any manner or for any purpose that will interfere or conflict with the use of the Land by Company for the purposes enumerated above or which will endanger any person or property, and in no event shall Grantor construct or install any improvement or structure thereon without written approval of Company, which shall not be unreasonably withheld, conditioned or delayed.

Except as excused by its tariff filed with the Florida Public Service Commission, Company agrees to indemnify Grantor and Grantor's Board of Commissioners, employees, officers, agents, and invitees (collectively, "Grantor's Parties") and hold Grantor and Grantor's Parties harmless from and against any and all loss, cost, expense, claims or damages suffered by

Grantor and/or Grantor's Parties as a result of the negligent or wrongful act or omission of Company, its employees, agents, and contractors arising from Company's exercise of this Easement.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "successors and assigns" of the respective parties hereto, wherever the context so admits or requires.

In the event it becomes necessary for either party to defend or institute legal proceedings as a result of the failure of the other party to comply with the terms, covenants, and conditions of this Easement, the prevailing party in such litigation shall recover from non-prevailing party all costs and expenses incurred or expended in connection therewith, including, without limitation, reasonable attorneys' fees and costs at all levels.

This Easement may be executed in counterparts, each of which shall be deemed an original and both of which, taken together, shall constitute a single document.

IN WITNESS WHEREOF Grantor and Grantee have caused this instrument to be executed in due form required by law, this 15th day of August, 2018.

SIGNED, SEALED, AND DELIVERED GRANTOR:
IN THE PRESENCE OF:

HOUSING AUTHORITY OF THE CITY OF TAMPA, Florida, a public body corporate and politic organized pursuant to Chapter 421, Florida Statutes

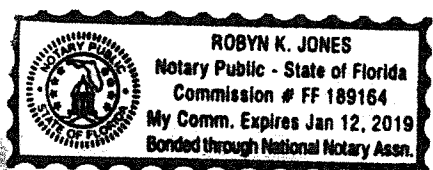
[Signature]
Print Name: Barbara Diaz

By: [Signature]
Jerome D. Ryans, President/CEO

[Signature]
Print Name: IRENE S. WOMACK

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of August, 2018, by Jerome D. Ryans, President/CEO of the HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, a public body corporate and politic organized pursuant to Chapter 421, Florida Statutes, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public, State of Florida at Large
Robyn K. Jones
Notary: Print or Type Name
My Commission Expires: 1/12/2019

GRANTEE:

TAMPA ELECTRIC COMPANY, a Florida corporation

Jamice Addison
Print Name: Jamice Addison

Susanna Fagan
Print Name: Susanna Fagan

By: [Signature]
Name: Gerard R. Chasse
Title: VP, Electric Delivery

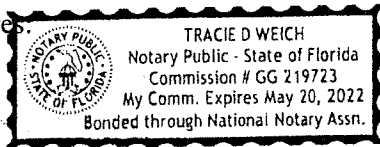
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd day of August, 2018, by G. Chasse, VP - Electric Delivery of the TAMPA ELECTRIC COMPANY, a Florida corporation, who is personally know to me or who has produced himself as identification.

[Signature]
Notary Public, State of Florida at Large
Tracie D Weich

Notary: Print or Type Name
My Commission Expires:



e:\tamphous\teco\teco easement\tha heights project easement biss 08.09.2018 v4.docx

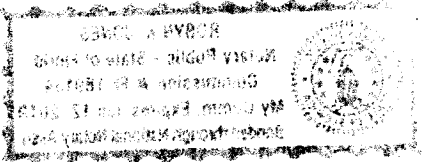


EXHIBIT "A" 1 OF 2

LEGAL DESCRIPTION:

A 10.00 foot wide strip of land in Section 13, Township 29 South, Range 18 East, Hillsborough County, Florida, described as follows;

Commence at the west quarter corner of said Section 13; thence S 00°50'43" W along the west line of said Section 13 a distance of 773.70 feet; thence S 89°09'17" E a distance of 38.18 feet to the Point of Beginning being on the east right of way line of vacated North Boulevard as described in Official Records Book 8274, page 638 of the public records of Hillsborough County, Florida; thence N 78°58'47" E a distance of 94.27 feet; thence N 88°35'09" E a distance of 301.85 feet to a point on the centerline of vacated Spruce Cove right of way as described in said Official Records Book 8274, page 938, said point being on a non-tangent curve concave to the northwest and having a radius of 249.92 feet; thence along said centerline and curve to the right through a central angle of 4°07'08", an arc distance of 17.97 feet (chord bearing = S 54°45'28" W, chord = 17.96 feet); thence S 88°35'09" W a distance of 286.09 feet; thence S 78°58'47" W a distance of 95.52 feet to the east right of way line of said vacated North Boulevard; thence N 00°49'57" E along said right of way a distance of 10.22 feet to the Point of Beginning.

Containing 3890.5 square feet (0.09 acre)

SURVEYOR'S NOTES:

1.) North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, NAD 83, 2011 adjustment. All measurements are in U.S. Survey Feet.

The basis of all bearings shown hereon is referenced to the grid bearing of South 00°50'43" West along the west boundary of the southwest quarter of Section 13, Township 29 South, Range 18 East

6/21/18
DATE

GREGORY A. PRATHER, P.S.M. - FL. REGISTRATION No. 5135
PICKETT & ASSOCIATES, INC. - FL. REGISTRATION No. LB 364

SHEET 1 OF 2

DESCRIPTION SKETCH
A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH,
RANGE 18 EAST, HILLSBOROUGH COUNTY, FL
PREPARED FOR: TECO



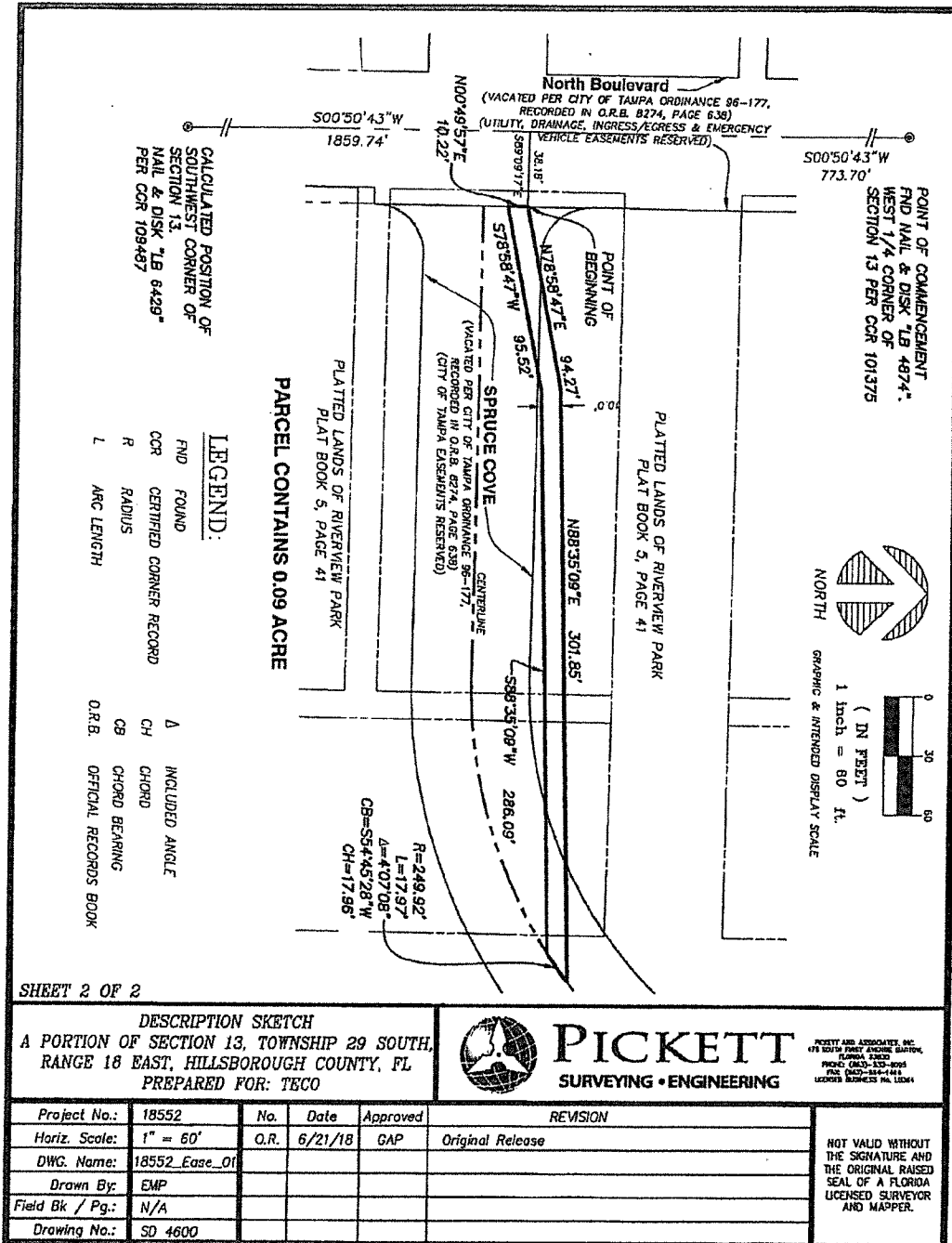
PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE EAST
TALLAHASSEE, FLORIDA 32302
PHONE (904) 533-8093
FAX (904) 534-1444
LICENSED SURVEYOR NO. 12334

Project No.:	18552	No.		Date		Approved		REVISION	
Horiz. Scale:	1" = 80'	O.R.	6/21/18	CAP				Original Release	
DWG. Name:	18552_Ease_01								
Drawn By:	EMP								
Field Bk / Pg.:	N/A								
Drawing No.:	SD 4800								

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT "A" 2 OF 2



**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

**Saxon Gilmore & Carraway, P.A.
201 E. Kennedy Boulevard, Suite 600
Tampa, FL 33602
Attention: Bernice S Saxon, Esq.**

**SEC. 13 TWP.29 S. RGE. 18E. TRANS RW SW 29-18
FOLIO # 192455-0000 (Hillsborough County)
R.E. Card No. 894**

RELEASE OF EASEMENT

T-2018-08

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, granted to TAMPA ELECTRIC COMPANY, a Florida corporation, P.O. Box 111, Tampa, Florida 33601, herein called Company, a certain easement over and upon certain lands in Hillsborough County, Florida, all as more fully described in that certain easement dated September 6, 2018 and recorded in OR Book 26043, Page 1642, Public Records of Hillsborough County, Florida, and

WHEREAS, the Company has ceased to use and has abandoned the easement thereby granted.

NOW THEREFORE, in consideration of One Dollar (\$1.00) and other valuable considerations to it paid, receipt whereof is hereby acknowledged, the Company does hereby acknowledge and confirm that it has abandoned the easement created by that certain instrument dated September, 6 2018 in OR Book 26043 at Page 1642 of the Public Records of the aforesaid County, and does release and disclaim all of the Company's rights, privileges and easements on the lands described in the aforesaid agreement unto the present owners of said lands, and to their respective heirs, successors and assigns, to the end that the aforesaid agreement shall henceforth be of no force or effect.

IN WITNESS WHEREOF, the Company has duly executed this _____ day of _____, 2018

WITNESSES:

**HOUSING AUTHORITY OF THE CITY OF TAMPA,
Florida, a public body corporate and politic organized
pursuant to Chapter 421, Florida Statutes**

**By: _____
Jerome D. Ryans, President/CEO**

Signature of First Witness

Print or Type Name

Signature of Second Witness

Print or Type Name

Notary on 2nd page.

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Jerome D. Ryans, President/CEO of the HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, a public body corporate and politic organized pursuant to Chapter 421, Florida Statutes, who is personally known to me or has produced _____ as identification.

Witness my hand and official seal the date aforesaid,

Notary Public, State of Florida at Large

Notary: Print or Type Name

My Commission Expires

EXHIBIT "A"

1 of 2

LEGAL DESCRIPTION:

A 10.00 foot wide strip of land in Section 13, Township 29 South, Range 18 East, Hillsborough County, Florida, described as follows;

Commence at the west quarter corner of said Section 13; thence S 00°50'43" W along the west line of said Section 13 a distance of 773.70 feet; thence S 89°09'17" E a distance of 38.18 feet to the Point of Beginning being on the east right of way line of vacated North Boulevard as described in Official Records Book 8274, page 638 of the public records of Hillsborough County, Florida; thence N 78°58'47" E a distance of 94.27 feet; thence N 88°35'09" E a distance of 301.85 feet to a point on the centerline of vacated Spruce Cove right of way as described in said Official Records Book 8274, page 938, said point being on a non-tangent curve concave to the northwest and having a radius of 249.92 feet; thence along said centerline and curve to the right through a central angle of 4°07'08", an arc distance of 17.97 feet (chord bearing = S 54°45'28" W, chord = 17.96 feet); thence S 88°35'09" W a distance of 286.09 feet; thence S 78°58'47" W a distance of 95.52 feet to the east right of way line of said vacated North Boulevard; thence N 00°49'57" E along said right of way a distance of 10.22 feet to the Point of Beginning.

Containing 3890.5 square feet (0.09 acre)

SURVEYOR'S NOTES:

1.) North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, NAD 83, 2011 adjustment. All measurements are in U.S. Survey Feet.

The basis of all bearings shown hereon is referenced to the grid bearing of South 00°50'43" West along the west boundary of the southwest quarter of Section 13, Township 29 South, Range 18 East.

6/21/18
DATE

GREGORY A. PICKETT, P.S.M. - FL. REGISTRATION No. 5125
PICKETT & ASSOCIATES, INC. - FL. REGISTRATION No. LR 394

SHEET 1 OF 2

DESCRIPTION SKETCH
A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH,
RANGE 18 EAST, HILLSBOROUGH COUNTY, FL
PREPARED FOR: TECO



PICKETT
SURVEYING • ENGINEERING

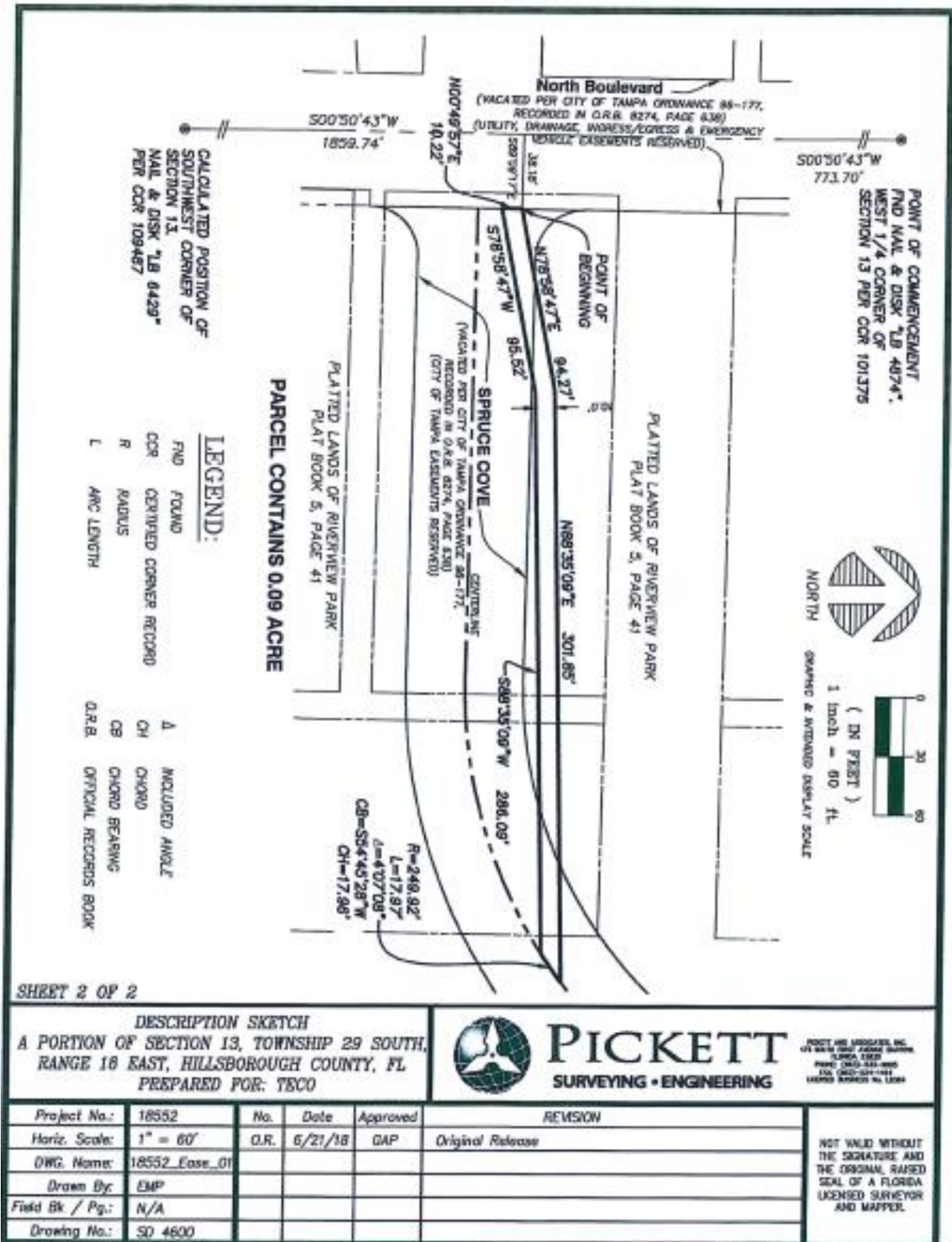
PICKETT AND ASSOCIATES, INC.
441 BELL STATE UNIVERSITY BLVD.
TAMPA, FLORIDA 33606
PHONE: (813) 288-4999
FAX: (813) 288-4411
10000 BARNETT BL. 33614

Project No.:	18552	No.	Date	Approved	REVISION
Horiz. Scale:	1" = 60'	O.R.	6/21/18	CAP	Original Release
DWG. Name:	18552_Ease_01				
Drawn By:	EMP				
Field Bk / Pg.:	N/A				
Drawing No.:	SD 4600				

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

EXHIBIT "A"

2 of 2



**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Saxon Gilmore & Carraway. P.A.
201 E. Kennedy Boulevard, Suite 600
Tampa, FL 33602
Attention: Bernice S. Saxon, Esq.

SEC. 13 TWP. 29 S. RGE.18 E. TRANS R/W SW 29-18
FOLIO# 192455-0000 (Hillsborough County)

EASEMENT

T-2018-08

KNOW ALL MEN BY THESE PRESENTS that HOUSING AUTHORITY OF THE CITY OF TAMPA, Florida, a public body corporate and politic organized pursuant to Chapter 421, Florida Statutes, herein called Grantor, in consideration of One Dollar and other valuable considerations paid to Grantor by TAMPA ELECTRIC COMPANY, a Florida corporation, herein called Company, receipt whereof is hereby acknowledged, has given and granted unto Company, its successors and assigns, a perpetual non-exclusive easement (the "Easement") over and the right to enter upon the land in Hillsborough County, Florida, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof (the "Land").

together with the right of ingress and egress to and from the Land, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of the Easement, which is for the purposes of placing, constructing, operating, maintaining, replacing on, and removing from the Land, installations described as follows:

Aerial lines of wires supporting structures and necessary appurtenances thereto.

The aforesaid rights and privileges granted shall include the right and privilege of Company, at its cost, to trim and remove any and all trees or shrubs upon the Land, and Company shall also have the right and privilege, at its cost, to trim or remove any and all trees or shrubs upon Grantor's lands adjacent to the Land, wherever Company may deem it reasonably necessary or desirable to do so for the protection of said installations.

Grantor shall not use the Land in any manner or for any purpose that will interfere or conflict with the use of the Land by Company for the purposes enumerated above or which will endanger any person or property, and in no event shall Grantor construct or install any improvement or structure thereon without written approval of Company, which shall not be unreasonably withheld, conditioned or delayed.

Except as excused by its tariff filed with the Florida Public Service Commission, Company agrees to indemnify Grantor and Grantor's Board of Commissioners, employees, officers, agents, and invitees (collectively, "Grantor's Parties") and hold Grantor and Grantor's Parties harmless from and against any and all loss, cost, expense, claims or damages suffered by

Grantor and/or Grantor's Parties as a result of the negligent or wrongful act or omission of Company, its employees, agents, and contractors arising from Company's exercise of this Easement.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "successors and assigns" of the respective parties hereto, wherever the context so admits or requires.

In the event it becomes necessary for either party to defend or institute legal proceedings as a result of the failure of the other party to comply with the terms, covenants, and conditions of this Easement, the prevailing party in such litigation shall recover from non-prevailing party all costs and expenses incurred or expended in connection therewith, including, without limitation, reasonable attorneys' fees and costs at all levels.

This Easement may be executed in counterparts, each of which shall be deemed an original and both of which, taken together, shall constitute a single document.

IN WITNESS WHEREOF Grantor and Grantee have caused this instrument to be executed in due form required by law, this _____ day of _____, 2018.

Signature pages follow.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

HOUSING AUTHORITY OF THE CITY OF
TAMPA, Florida, a public body corporate and
politic organized pursuant to Chapter 421, Florida
Statutes

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of
_____, 2018, by Jerome D. Ryans, President/CEO of the HOUSING AUTHORITY OF
THE CITY OF TAMPA, FLORIDA, a public body corporate and politic organized pursuant to
Chapter 421, Florida Statutes, who is personally known to me or who has produced
_____ as identification.

Notary Public, State of Florida at Large

Notary: Print or Type Name

My Commission Expires:

GRANTEE:

TAMPA ELECTRIC COMPANY, a Florida corporation

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Gerard R. Chasse, Vice President, Electric Delivery of TAMPA ELECTRIC COMPANY, a Florida corporation, who is personally know to me or who has produced _____ as identification.

Notary Public, State of Florida at Large

Notary Print or Type Name

My Commission Expires

EXHIBIT "A" 1 OF 2

LEGAL DESCRIPTION (NEW PARCEL):

A 10.00 foot wide strip of land in Section 13, Township 29 South, Range 18 East, Hillsborough County, Florida, described as follows;

Commence at the west quarter corner of said Section 13; thence S 00°50'43" W along the west line of said Section 13 a distance of 783.26 feet; thence S 89°09'17" E a distance of 38.18 feet to the Point of Beginning being on the east right of way line of vacated North Boulevard as described in Official Records Book 8274, page 638 of the public records of Hillsborough County, Florida; thence N 79°50'55" E a distance of 195.39 feet; thence N 84°40'21" E a distance of 226.70 feet to a point on the centerline of vacated Spruce Cove right of way as described in said Official Records Book 8274, page 638, said point being on a non-tangent curve concave to the northwest and having a radius of 249.92 feet; thence along said centerline and curve to the right through a central angle of 3°47'17", an arc distance of 16.52 feet (chord bearing = S 47°25'09" W, chord = 16.52 feet); thence S 84°40'21" W a distance of 213.13 feet; thence S 79°50'55" W a distance of 196.91 feet to the east right of way line of said vacated North Boulevard; thence N 00°49'57" E along said right of way a distance of 10.19 feet to the Point of Beginning.

Containing 4162.2 square feet (0.10 acre)

SURVEYOR'S NOTES:

1. North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, NAD 83, 2011 adjustment. All measurements are in U.S. Survey Feet.
2. The basis of all bearings shown hereon is referenced to the grid bearing of South 00°50'43" West along the west boundary of the southwest quarter of Section 13, Township 29 South, Range 18 East.
3. This Description Sketch was prepared for the purpose of amending a previously prepared easement by releasing it and replacing it with the "New Parcel" shown and described hereon. The previous easement geometry was shown and described by Pickett & Associates, Inc. on the original release of this document (Project 18552, Drawing No. SD 4600, dated 6/21/18). This second revision, dated 10/11/18, is intended to replace the geometry described on the 6/21/18 release.
4. This is NOT a Survey.



10/11/18
DATE

GREGORY A. PRATHER, P.S.M. - FL. REGISTRATION No. 5135
PICKETT & ASSOCIATES, INC. - FL. REGISTRATION No. LB 384

SHEET 1 OF 2

DESCRIPTION SKETCH
A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH,
RANGE 18 EAST, HILLSBOROUGH COUNTY, FL
PREPARED FOR: TECO



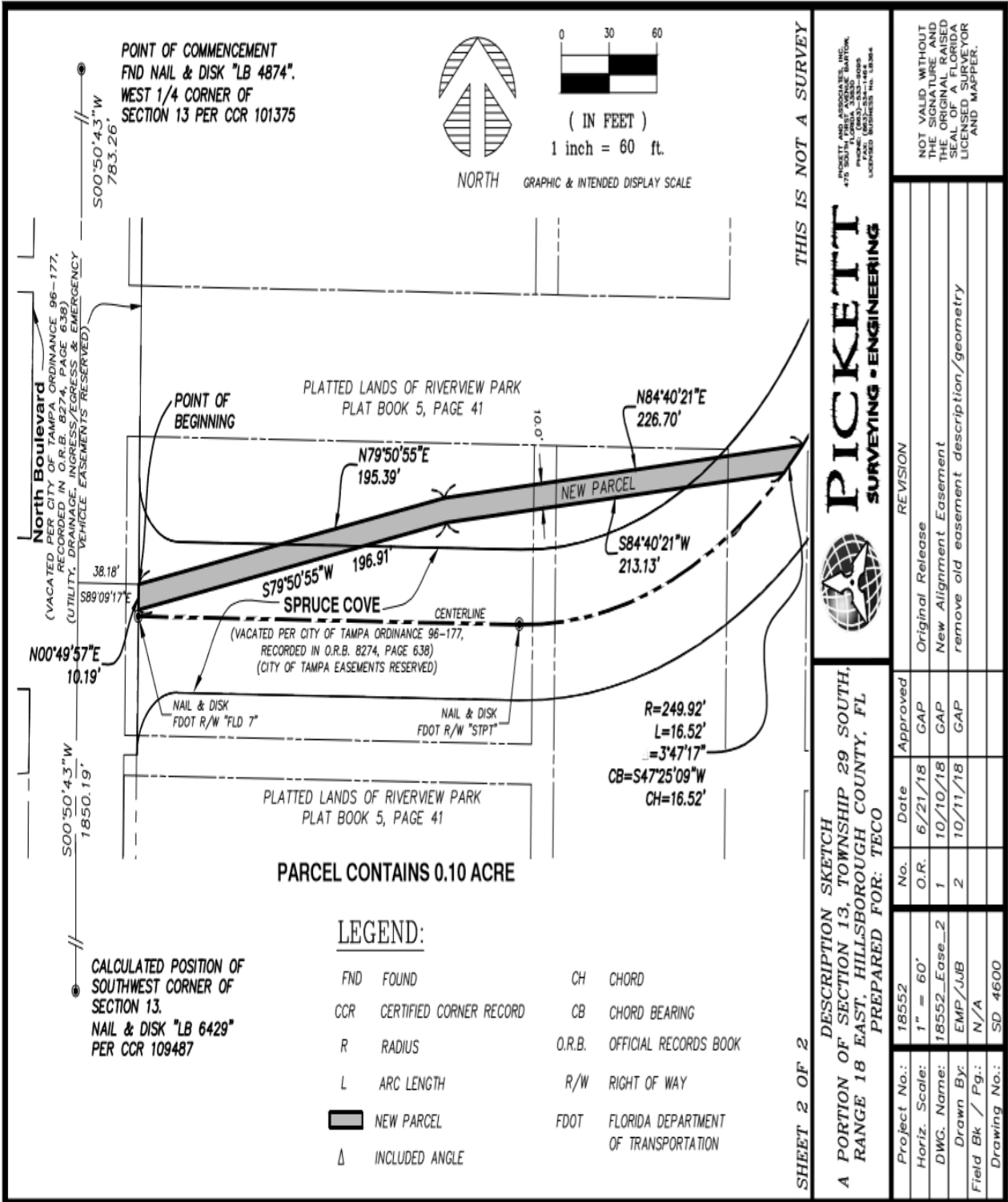
PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE BARTON,
FLORIDA 33602
PHONE: (813)-533-9285
FAX: (813)-533-1484
LICENSED BUSINESS NO. 12364

Project No.:	18552	No.		Date		Approved		REVISION	
Horiz. Scale:	1" = 60'	O.R.	6/21/18	GAP				Original Release	
DWG. Name:	18552_Ease_2	1	10/10/18	GAP				New Alignment Easement	
Drawn By:	EMP/JJB	2	10/11/18	GAP				remove old easement description/geometry	
Field Bk / Pg.:	N/A								
Drawing No.:	SD 4600								

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

EXHIBIT "A" 2 OF 2



east right of way line of vacated North Boulevard as described in Official Records Book 8274, public records of Hillsborough County, Florida; thence N 79°50'55" E a distance of 195.39 feet; thence a distance of 226.70 feet to a point on the centerline of vacated Spruce Cove right of way as Official Records Book 8274, page 638, said point being on a non-tangent curve concave to the right having a radius of 249.92 feet; thence along said centerline and curve to the right through a curve having a central angle of 3°47'17", an arc distance of 16.52 feet (chord bearing = S 47°25'09" W, chord = 16.52 feet); thence a distance of 213.13 feet; thence S 79°50'55" W a distance of 196.91 feet to the east right of way line of vacated North Boulevard; thence N 00°49'57" E along said right of way a distance of 10.19 feet to the beginning.

Containing 4162.2 square feet (0.10 acre)

SURVEYOR'S NOTES:

1. North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane System, NAD 83, 2011 adjustment. All measurements are in U.S. Survey Feet.
2. The basis of all bearings shown hereon is referenced to the grid bearing of South 00°50'43" West boundary of the southwest quarter of Section 13, Township 29 South, Range 18 East.
3. This Description Sketch was prepared for the purpose of amending a previously prepared easement and replacing it with the "New Parcel" shown and described hereon. The "Release Parcel" is annotated.
4. This is NOT a Survey.

GREGORY A. PRATHER, P.S.M. – FL. REGISTRATION
 PICKETT & ASSOCIATES, INC. – FL. REGISTRATION

SHEET 1 OF 2

DESCRIPTION SKETCH
 A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH,
 RANGE 18 EAST, HILLSBOROUGH COUNTY, FL
 PREPARED FOR: TECO

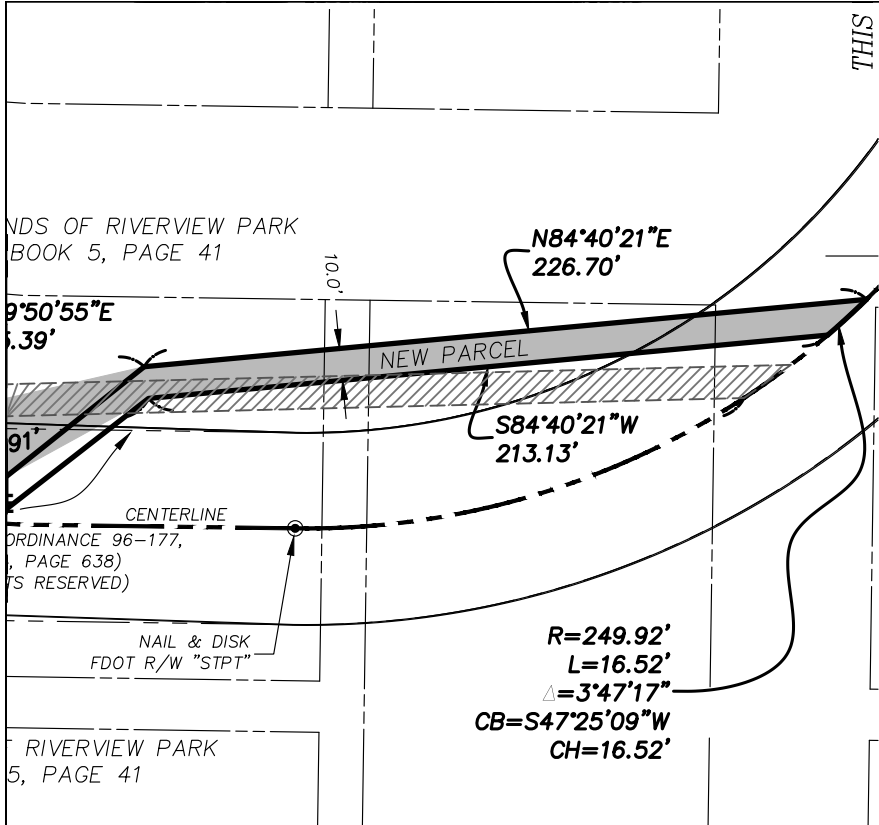


PICKETT

SURVEYING • ENGINEERING

Project No.:	18552	No.	Date	Approved	REVISION
Horiz. Scale:	1" = 60'	O.R.	6/21/18	GAP	Original Release
DWG. Name:	18552_Ease_2	O.R.	10/10/18	GAP	New Alignment Easement
Drawn By:	EMP/JJB				
Field Bk / Pg.:	N/A				
Drawing No.:	SD 4600				

Resolution No. 2018-4106



CONTAINS 0.10 ACRE

END:

- | | | |
|-------------------------|--------|-----------------------|
| FOUND | Δ | INCLUDED ANGLE |
| CERTIFIED CORNER RECORD | CH | CHORD |
| RADIUS | CB | CHORD BEARING |
| ARC LENGTH | O.R.B. | OFFICIAL RECORDS BOOK |
| RELEASE PARCEL | R/W | RIGHT OF WAY |

NEW PARCEL
Resolution No. 2018-4106

SHEET 2 OF 2



DESCRIPTION SKETCH
A PORTION OF SECTION 13, TOWNSHIP 29 SOUTH,
RANGE 18 EAST, HILLSBOROUGH COUNTY, FL
PREPARED FOR: TECO

Project No.:	No.	Date	Approved	REVISION
18552	O.R.	6/21/18	GAP	Original Release
1" = 60'	O.R.	10/10/18	GAP	New Alignment Easement
18552_Ease_2				
Drawn By:				
EMP/JJB				
N/A				
Field Bk / Pg.:				
SD 4600				

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners:

Re: FY2018-4107

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to advance capital in the form of member loans to WRDG- Mary Bethune Hi-Rise in accordance with the operating agreement to further the development needs of the project.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** Mary Bethune Hi-Rise
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to advance capital in the form of member loans to WRDG- Mary Bethune Hi-Rise in accordance with the operating agreement to further the development needs of the project.

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments:

Mary Bethune Forecast Report for THA 2018

RESOLUTION NO. FY2018-4107

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO WRDG – MARY BETHUNE HIRISE IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a partnership with Related Urban Development Group (RUDG) for the acquisition and rehabilitation of Mary Bethune Hirise located on West Union Street as part of the West River Revitalization;

WHEREAS, WRDG – Mary Bethune Hirise is the entity formed to undertake this project;

WHEREAS, WRDG – Mary Bethune Hirise will involve the substantial renovation of a 150 unit elderly affordable rental apartment building and will result in a mixed-finance undertaking utilizing funding from various sources including Florida Housing Finance Corporation (FHFC);

WHEREAS, the operating agreement for WRDG – Mary Bethune Hirise requires that each Member (THA and RUDG) share equally in the funding needs of the Company by making Member Loans to the Company secured by a Promissory Note;

WHEREAS, the funding needs to carry us from predevelopment through closing is projected at \$1,000,000 and the Members are required to each contribute up to \$500,000 in Member Loans as needed to support the needs of the Company; and,

WHEREAS, THA will use non-federal funding from NTHDC and THA Development (THADEV) in order to fund such Member Loans as needed.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to make Member Loans in the aggregate amount up to and not to exceed \$500,000, in accordance with its operating agreement to WRDG – Mary Bethune Hirise.

Adopted this 28th day of November 2018.

Chairperson

Secretary

M E M O R A N D U M

Date: November 20, 2018

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2018-4107**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO WRDG – MARY BETHUNE HIRISE IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

This Resolution is necessary to authorize the Authority to advance Member Loans to WRDG – Mary Bethune Hirise to support the needs of the company. The WRDG – Mary Bethune Hirise project involves the substantial renovation of Mary Bethune Hirise a 150 unit elderly affordable rental housing development located on West Union Street and is part of the West River Revitalization.

In accordance with the Operating Agreement the Members (THA and Related Urban Development Group (RUDG)) respectively required to equally (50/50) support the financial needs of the project through predevelopment and conversion to permanent financing. Support of the project is recorded in the form of Member Loans which are evidenced by a Promissory Note issued by the Company. The repayment of such Member Loans come from proceeds generated by the operations of the Company (developer fees, reimbursements at closings, etc). And Member Loans earn a member rate of return equal to nine percent (9%) per annum.

The Members have projected a funding need for WRDG – Mary Bethune Hirise based on the attached sources and uses totaling approximately \$1,000,000 which will cover predevelopment through closing. Of this amount THA and RUDG will each contribute their respective 50% share.

Therefore we are seeking Board authorization to advance up to \$500,000 to support the needs of WRDG – Mary Bethune Hirise. As each Member Loan is made such will be secured through a Promissory Note issued by the Company and will earn a 9% interest rate. The THA proposes to use a combination of THA Development (THADEV) and NTHDC non-federal funding for all such Member Loans. And such Member Loans will be reported monthly as part of the Board Report.

If you have any questions ahead of the scheduled Board Meeting please don't hesitate to call Leroy Moore, at 813/341-9101 ext. 3690.

WRDG - Mary Bethune Highrise

	Actuals		Forecast					Total	
	Through Aug-18	Activity Sep-18	Activity Oct-18	Activity Nov-18	Activity Dec-18	Activity Jan-19	Activity Feb-19		Activity Mar-19
Sources									
Loan/ Tax Credit Equity	-	-	-	-	-	-	992,674	-	992,674
THA Member Loans	200,000	-	100,000	-	175,000	-	(475,000)	-	-
RUDG Member Loans	200,000	-	100,000	-	175,000	-	(475,000)	-	-
Total	400,000	-	200,000	-	350,000	-	42,674	-	992,674
Uses									
Building	-	-	-	-	-	-	-	-	-
Land/Extension Fees	13,005	-	-	-	-	-	-	-	13,005
Architectural Fees	236,648	-	12,800	-	25,600	-	-	-	275,048
FHLB Consultant	25,395	-	-	-	-	-	-	-	25,395
Civil Engineering - GAI	750	8,297	25,000	25,000	-	-	-	-	59,047
Environmental	9,686	1,950	2,500	2,500	2,500	-	-	-	19,136
Survey	9,871	-	5,000	-	-	-	-	-	14,871
Taxes And insurance	-	-	-	-	-	-	-	-	-
Legal Land Use	20,000	-	1,250	-	1,250	1,250	1,250	-	25,000
Legal Environmental	-	-	1,250	1,250	1,250	-	1,250	-	5,000
Misc. Admin Costs	873	181	1,500	500	500	500	500	-	4,554
Travel	12,893	1,564	1,250	1,250	1,250	1,250	1,250	-	20,707
Municipal Fees	-	-	2,500	2,500	2,500	2,500	-	-	10,000
Permits	867	-	-	-	-	135,000	-	-	135,867
Lender/Investor Costs	1,800	-	-	50,000	-	-	-	-	51,800
Credit Underwriting Costs	19,464	-	-	-	-	-	-	-	19,464
3rd Party Reports(Appraisal/Mkt Study/PCR/CAN)	16,789	-	2,500	-	-	-	-	-	19,289
Market Study/ Appraisal	5,500	-	-	-	-	-	-	-	5,500
Application Fees	32,000	-	-	-	135,000	-	-	-	167,000
Deposits	-	-	-	-	-	110,000	-	-	110,000
FHFCUp-Front Admin Fees	-	-	-	-	-	-	-	-	-
Marketing/ Sponsorship	-	-	-	-	-	-	-	-	-
Closing Costs	-	-	-	-	-	-	-	-	-
Advances to WRDG T4	475	-	-	-	-	-	(475)	-	-
Total	406,016	11,992	55,550	83,000	169,850	250,500	3,775	-	980,683
Net Cash Flow Prior to A/P	(6,016)	(11,992)	144,450	(83,000)	180,150	(250,500)	38,899	-	11,992
Accounts Payable	35,198	6,478	-	-	-	-	(48,154)	-	(6,478)
Net Cash Flow	29,182	(5,514)	144,450	(83,000)	180,150	(250,500)	(9,254)	-	5,514
Ending Cash Balance	29,182	23,668	168,118	85,118	265,268	14,768	5,514	5,514	

Changes from prior period

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners:

Re: FY2018-4108

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to advance capital in the form of member loans to the Boulevard at West River in accordance with the operating agreement to further the development needs of the project.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** Boulevard at West River
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to advance capital in the form of member loans to the Boulevard at West River in accordance with the operating agreement to further the development needs of the project.

Attachments (if applicable):

Resolution Summary Sheet
Memo
Resolution

Attachments:

Boulevard at West River Forecast Report for THA 2018

RESOLUTION NO. FY2018-4108

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO THE BOULEVARD AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a partnership with Related Urban Development Group (RUDG) for development of The Boulevard at West River to be located on Oregon and Main Street as part of the West River Revitalization;

WHEREAS, The Boulevard at West River is the entity formed to undertake this project;

WHEREAS, The Boulevard at West River will involve the development of a 118 unit mixed-income multi-family apartment building and will result in a mixed-finance undertaking utilizing funding from various sources including Florida Housing Finance Corporation (FHFC);

WHEREAS, the operating agreement for The Boulevard at West River requires that each Member (THA and RUDG) share equally in the funding needs of the Company by making Member Loans to the Company secured by a Promissory Note;

WHEREAS, the funding needs to carry us from predevelopment through closing is projected at \$850,000 and the Members are required to each contribute up to \$425,000 in Member Loans as needed to support the needs of the Company; and,

WHEREAS, THA will use non-federal funding from NTHDC and THA Development (THADEV) in order to fund such Member Loans as needed.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to make Member Loans in the aggregate amount up to and not to exceed \$425,000, in accordance with its operating agreement to The Boulevard at West River.

Adopted this 28th day of November 2018.

Chairperson

Secretary

M E M O R A N D U M

Date: November 20, 2018

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2018-4108**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO THE BOULEVARD AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

This Resolution is necessary to authorize the Authority to advance Member Loans to The Boulevard at West River to support the needs of the company. The Boulevard at West River project involves the development of a 118 unit multi-family mixed-income apartment building to be located on Oregon and Main Street as part of the West River Revitalization.

In accordance with the Operating Agreement the Members (THA and Related Urban Development Group (RUDG)) respectively required to equally (50/50) support the financial needs of the project through predevelopment and conversion to permanent financing. Support of the project is recorded in the form of Member Loans which are evidenced by a Promissory Note issued by the Company. The repayment of such Member Loans come from proceeds generated by the operations of the Company (developer fees, reimbursements at closings, etc). And Member Loans earn a member rate of return equal to nine percent (9%) per annum.

The Members have projected a funding need for The Boulevard at West River based on the attached sources and uses totaling approximately \$850,000 which will cover predevelopment through closing. Of this amount THA and RUDG will each contribute their respective 50% share.

Therefore we are seeking Board authorization to advance up to \$425,000 to support the needs of The Boulevard at West River. As each Member Loan is made such will be secured through a Promissory Note issued by the Company and will earn a 9% interest rate. The THA proposes to use a combination of THA Development (THADEV) and NTHDC non-federal funding for all such Member Loans. And such Member Loans will be reported monthly as part of the Board Report.

If you have any questions ahead of the scheduled Board Meeting please don't hesitate to call Leroy Moore, at 813/341-9101 ext. 3690.

Boulevard at West River

	Actuals		Forecast						Total
	Through Aug-18	Activity Sep-18	Activity Oct-18	Activity Nov-18	Activity Dec-18	Activity Jan-19	Activity Feb-19	Activity Mar-19	
Sources									
Loan/ Tax Credit Equity	-	-	-	-	-	-	-	1,011,945	-
THA Advances	-	-	110,000	-	150,000	100,000	52,000	(412,000)	-
RUDG Advances	47,550	(19,520)	81,970	-	150,000	100,000	52,000	(412,000)	-
Total	47,550	(19,520)	191,970	-	300,000	200,000	104,000	187,945	-
Uses									
Building	-	-	-	-	-	-	-	-	-
Land/Extension Fees	-	-	-	-	-	-	-	-	-
Architectural Fees/Interior Designer	-	-	10,000	50,000	100,000	90,000	100,000	129,500	479,500
Engineering and Consultants	-	-	10,000	15,000	20,000	15,000	30,000	57,000	147,000
Taxes And insurance	-	-	-	-	-	-	-	-	-
Legal Expenses	3,360	-	-	-	-	-	-	-	3,360
Administrative Expenses/Travel	1,105	30	1,000	1,000	1,000	1,000	1,000	3,000	9,135
Municipal Fees/ Utility Letters	-	-	-	-	5,000	3,000	3,000	-	11,000
Loan/Application Costs	25,000	-	25,000	-	25,000	-	-	-	75,000
Environmental	-	-	-	10,000	-	10,000	-	-	20,000
Survey	-	-	7,500	-	5,000	-	-	-	12,500
Market Study/ Appraisal	5,500	-	15,000	-	-	-	-	-	20,500
Application Fees	17,050	-	-	-	189,900	-	-	-	206,950
Underwriter	-	-	15,000	-	-	-	-	-	15,000
Marketing/ Sponsorship	-	-	-	3,000	3,000	3,000	3,000	-	12,000
Closing Costs	-	-	-	-	-	-	-	-	-
Total	52,015	30	83,500	79,000	348,900	122,000	137,000	189,500	1,011,945
Advances from West River Master	4,465	19,550	(24,015)	-	-	-	-	-	-
Net Cash Flow Prior to A/P	-	-	84,455	(79,000)	(48,900)	78,000	(33,000)	(1,555)	(1,011,945)
Accounts Payable	-	-	-	-	-	-	-	-	-
Net Cash Flow	-	-	84,455	(79,000)	(48,900)	78,000	(33,000)	(1,555)	-
Ending Cash Balance	-	-	84,455	5,455	(43,445)	34,555	1,555	-	-

Changes from prior period

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners:

Re: FY2018-4109

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to advance capital in the form of member loans to West River Development Group, LLC (WRDGLLC) in accordance with the operating agreement to further the development needs of the project.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** West River Development Group, LLC
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to advance capital in the form of member loans to West River Development Group, LLC (WRDGLLC) in accordance with the operating agreement to further the development needs of the project.

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments:

West River Master Forecast Report for THA 2018

RESOLUTION NO. FY2018-4109

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO WEST RIVER DEVELOPMENT GROUP, LLC (WRDGLLC) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a partnership with Related Urban Development Group (RUDG) for development of West River which is the revitalization of our 44 acre North Boulevard Homes and Mary Bethune Hirise communities along with surround public and private lands all totaling 150+/- acres;

WHEREAS, WRDGLLC is the entity formed to undertake this master development project;

WHEREAS, WRDGLLC as the master development entity, will undertake and be involved with the master planning, placemaking, infrastructure design and construction, marketing, branding and associated activities to promote and nurture the redevelopment of the 150+/- acre area known as West River;

WHEREAS, the operating agreement for WRDGLLC requires that each Member (THA and RUDG) share equally in the funding needs of the Company by making Member Loans to the Company secured by a Promissory Note;

WHEREAS, the funding needs foreseeable at this time is projected at \$600,000 and the Members are required to each contribute up to \$300,000 in Member Loans as needed to support the needs of the Company; and,

WHEREAS, THA will use non-federal funding from NTHDC and THA Development (THADEV) in order to fund such Member Loans as needed.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to make Member Loans in the aggregate amount up to and not to exceed \$300,000, in accordance with its operating agreement to West River Development Group, LLC (WRDGLLC).

Adopted this 28th day of November 2018.

Chairperson

Secretary

M E M O R A N D U M

Date: November 20, 2018

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2018-4109**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF MEMBER LOANS TO WEST RIVER DEVELOPMENT GROUP, LLC (WRDGLLC) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT

This Resolution is necessary to authorize the Authority to advance Member Loans to West River Development Group, LLC (WRDGLLC) to support the needs of the Master Development entity. WRDGLLC, as the master development entity, is the company we created to conduct master planning, master infrastructure development, securing development entitlement, marketing and branding the entirety of the 44 acre THA-owned assets throughout the West River community.

In accordance with the Operating Agreement the Members (THA and Related Urban Development Group (RUDG)) respectively required to equally (50/50) support the financial needs of the project through predevelopment and conversion to permanent financing. Support of the project is recorded in the form of Member Loans which are evidenced by a Promissory Note issued by the Company. The repayment of such Member Loans come from proceeds generated by the operations of the Company (developer fees, land sales, etc). And Member Loans earn a member rate of return equal to nine percent (9%) per annum.

The Members have projected a funding need for the master entity WRDGLLC based on the attached sources and uses totaling approximately \$600,000 which will cover predevelopment through closing. Of this amount THA and RUDG will each contribute their respective 50% share.

Therefore we are seeking Board authorization to advance up to \$300,000 to support the needs of WRDGLLC. As each Member Loan is made such will be secured through a Promissory Note issued by the Company and will earn a 9% interest rate. The THA proposes to use a combination of THA Development (THADEV) and NTHDC non-federal funding for all such Member Loans. And such Member Loans will be reported monthly as part of the Board Report.

If you have any questions ahead of the scheduled Board Meeting please don't hesitate to call Leroy Moore, at 813/341-9101 ext. 3690.

West River Master

	Actuals		Forecast						Total
	Through Aug-18	Activity Sep-18	Activity Oct-18	Activity Nov-18	Activity Dec-18	Activity Jan-19	Activity Feb-19	Activity Mar-19	
Sources									
THA Member Loans	100,000	-	100,000	-	70,000	-	-	-	270,000
RUDG Member Loans	100,000	-	100,000	-	70,000	-	-	-	270,000
Total	200,000	-	200,000	-	140,000	-	-	-	540,000
Uses									
Building	-	-	-	-	-	-	-	-	-
Land/Extension Fees	-	-	-	-	-	-	-	-	-
Architectural Fees/Interior Designer	-	-	-	5,000	5,000	12,000	12,000	12,000	46,000
Engineering and Consultants	100,285	-	10,000	10,000	5,000	5,000	5,000	5,000	140,285
Taxes And insurance	688	-	-	-	-	-	-	-	688
Legal Expenses	38,673	-	-	3,500	6,500	6,500	6,500	6,500	68,173
Administrative Expenses/Travel	13,964	584	-	4,167	4,167	4,165	4,167	4,167	35,380
Municipal Fees/ Utility Letters	3,322	(831)	2,500	2,500	-	-	-	-	7,492
Loan/Application Costs	-	-	-	-	-	-	-	-	-
Environmental Survey	15,080	-	2,000	2,000	2,000	2,000	2,000	2,000	27,080
Market Study/ Appraisal	-	-	-	-	-	-	-	-	-
Management Fee	50,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
Application Fees	3,000	-	-	1,250	1,250	1,250	1,250	1,250	9,250
Underwriter	-	-	-	-	-	-	-	-	-
Marketing/ Sponsorship	11,075	-	-	10,000	-	10,000	-	25,000	56,075
Closing Costs	-	-	-	-	-	-	-	-	-
Advances to Boulevard at West River	24,015	-	-	-	-	-	-	-	24,015
Advances to WRDG T3B	3,000	-	-	-	-	-	-	-	3,000
Advances to WRDG T4	348	-	-	-	-	-	-	-	348
Total	263,448	9,753	24,500	48,417	33,917	50,915	40,917	65,917	537,784
Net Cash Flow Prior to A/P	(63,448)	(9,753)	175,500	(48,417)	106,083	(50,915)	(40,917)	(65,917)	2,216
Accounts Payable	70,565	9,809	(80,374)	-	-	-	-	-	-
Net Cash Flow	7,116	56	95,126	(48,417)	106,083	(50,915)	(40,917)	(65,917)	2,216
Ending Cash Balance	7,116	7,172	102,299	53,882	159,965	109,050	68,133	2,216	

Changes from prior period

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners:

Re: FY2018-4110

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to transfer property located at 3412 Sand Dune Lane in Highland Estates to Habitat for Humanity as part of an affordable first time homeownership partnership.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** Highland Estates
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: NA

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to transfer property located at 3412 Sand Dune Lane in Highland Estates to Habitat for Humanity as part of an affordable first time homeownership partnership.

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments:

Quit-Claim Deed

RESOLUTION NO. FY2018-4110

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO TRANSFER PROPERTY LOCATED 3412 SAND DUNE LANE IN HIGHLAND ESTATES TO HABITAT FOR HUMANITY AS PART OF AN AFFORDABLE FIRST TIME HOMEOWNERSHIP PARTNERSHIP

WHEREAS, the Housing Authority of the City of Tampa (THA) developed a 22 unit homeownership community known as Highland Estates sometime prior to 1998;

WHEREAS, all 22 single family detached houses were sold to first time affordable homebuyers;

WHEREAS, there was a single lot located at 3412 Sand Dune Lane which was never platted as a home lot but was retained as a future tot lot or other community use as desired by the homebuyers at that time;

WHEREAS, the homebuyers at Highland Estates never followed through with formation of the homeowners association whereby the association could receive transfer of this remaining lot therefore THA remained as the owner;

WHEREAS, THA was approached by Habitat for Humanity wishing to partner with THA and develop this one remaining lot and place a qualifying low/moderate income buyer in a first time homeownership opportunity; and,

WHEREAS, the THA wishes to keep the price of the home as low as possible thereby selling the lot to Habitat for a nominal price of \$10 that will be passed on to the end buyer in the form of a more affordable mortgage.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to sell the lot located at 3412 Sand Dune Lane to Habitat for Humanity for the purpose of making homeownership more affordable to a local qualifying resident for which will be referred by THA.

Adopted this 28th day of November 2018.

Chairperson

Secretary

M E M O R A N D U M

Date: November 20, 2018
To: Board of Commissioners
Through: Jerome D. Ryans, President/CEO
From: Leroy Moore, Senior Vice-President/COO
Subject: **Resolution 2018-4110**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO TRANSFER PROPERTY LOCATED 3412 SAND DUNE LANE IN HIGHLAND ESTATES TO HABITAT FOR HUMANITY AS PART OF AN AFFORDABLE FIRST TIME HOMEOWNERSHIP PARTNERSHIP

The Housing Authority of the City of Tampa is seeking to partner with Habitat for Humanity in order to develop one additional home ownership opportunity in highland estate for a low/middle income family. The partnership will consist of THA donating the one remaining lot left over after the development of Highland Estates to Habitat for Humanity at nominal cost. In exchange, Habitat will complete all the due diligence for development (land survey, environmental, etc.) at their cost. THA will refer a family through our home ownership program or Section 8 Family Self-sufficiency (FSS) program that has an interest in being a homeowner over to Habitat for qualification under their criteria. Once the family is approved for the home, Habitat will complete all the construction at their cost and sale the home to the family at appraised value. However, the mortgage payment would only be based on the family's affordability and Habitat would assist with that process.

If you have any questions ahead of the scheduled Board Meeting please don't hesitate to call Leroy Moore, at 813/341-9101 ext. 3690.

This Instrument prepared by and after recording, return to:
Bernice S. Saxon, Esq.
Saxon Gilmore & Carraway, P.A.
201 East Kennedy Boulevard
Suite 600
Tampa, FL 33602

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into to be effective as of the ____ day of November, 2018, between TAMPA HOUSING AUTHORITY a/k/a HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes, whose mailing address is 5301 W. Cypress Street, Tampa, Florida 33607 (hereinafter referred to as the "**Grantor**"), and Habitat for Humanity of Hillsborough County Florida, Inc., a Florida not for profit corporation, whose mailing address is 509 E. Jackson Street, Tampa, Florida 33602 (hereinafter referred to as the "**Grantee**").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00) in hand paid to it by the Grantee, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, convey, and quitclaim unto the Grantee forever, all right, title, interest, claim, and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying, and being in the County of Hillsborough, State of Florida (hereinafter referred to as, the "**Property**"), to wit:

Lot 17, Highland Estates East, according to the map or plat thereof as recorded in Plat Book 74, Page 48, Public Records of Hillsborough County, Florida.

Property Appraiser's Folio Number: A158103-0534

NOTE: DOCUMENTARY STAMP TAXES HAVE BEEN PAID IN THE AMOUNT OF \$0.70 INASMUCH AS THIS CONVEYANCE IS WITHOUT CONSIDERATION AS A DONATION.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, in and to the Property including, by way of illustration, but not limitation, any and all phosphate, minerals, metals, and petroleum that are or may be in, on or under the Property together with the privilege to mine and/or develop the same, to the proper use, benefit, and behoof of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed effective as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

TAMPA HOUSING AUTHORITY A/K/A HOUSING
AUTHORITY OF THE CITY OF TAMPA,
FLORIDA, a public body corporate and politic
established pursuant to Chapter 421 of the Florida
Statutes

Print Name: _____

By: _____
Jerome D. Ryans, President/CEO

Print Name: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of November, 2018, by Jerome D. Ryans, as President/CEO of the Tampa Housing Authority a/k/a Housing Authority of the City of Tampa, Florida, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes.

Notary Public, State of Florida

Print, Type or Stamp Name

Personally Known____ or Produced Identification____
Type of Identification Produced _____

e:\tamphous\3412 sand dune lane\forms\quit-claim deed.doc

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners:

Re: FY2018-4111

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to negotiate and execute a purchase and sale agreement on behalf of Central Park Development Group, LLC (CPDGLLC) with Shah Capital, LLC (SHAH) for the lots 5, 9, 10 and 11 at Encore.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** Central Park Development Group, LLC
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: see attached

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to negotiate and execute a purchase and sale agreement on behalf of Central Park Development Group, LLC (CPDGLLC) with Shah Capital, LLC (SHAH) for the lots 5, 9, 10 and 11 at Encore.

Attachments (if applicable):

Resolution Summary Sheet

Memo

Resolution

Attachments:

Purchase and Sale Contract

RESOLUTION NO. FY2018-4111

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDG LLC) WITH SHAH CAPITAL, LLC (SHAH) FOR THE SALE OF LOTS 5, 9, 10, AND 11 AT ENCORE

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a development partnership with Bank of America CDC (BACDC) for the redevelopment of the former Central Park Village public housing site into Encore Tampa, a 28 acre 12 city block mixed-income/mixed-use community featuring residential, retail and other commercial uses;

WHEREAS, Central Park Development Group, LLC is the company that was formed by THA and BACDC to act as the master development entity for Encore Tampa;

WHEREAS, CPDG LLC has a purchase and sale agreement for all available lots at Encore and is the entity under which THA and BACDC negotiate and assign rights to acquire lots within Encore Tampa;

WHEREAS, CPDG LLC and Shah Capital, LLC (Shah) has negotiated the business terms for the purchase and sale of 4 commercial lots at Encore (Lots 5, 9, 10, and 11); and,

WHEREAS, the terms of the proposed sale include a sale price of \$13,865,000 along with a 90 day due diligence period among other terms as found in the attached draft purchase and sale agreement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO, to enter into agreement on behalf of Central Park Development Group LLC for the sale of lots 5, 9, 10, and 11 at Encore Tampa to Shah Capital, LLC.

Adopted this 28th day of November 2018.

Chairperson

Secretary

M E M O R A N D U M

Date: November 20, 2018

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2018-4111**
A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF CENTRAL PARK DEVELOPMENT GROUP, LLC (CPDG LLC) WITH SHAH CAPITAL, LLC (SHAH) FOR THE SELL OF LOTS 5, 9, 10, AND 11 AT ENCORE

This resolution is necessary in order to contract with the prospective buyer for the sell and development of several commercial lots at Encore Tampa. THA has negotiated proposed terms of a purchase and sale agreement with Shah for lots 5, 9, 10, and 11 at Encore. Such negotiations are not yet final but the essential business terms appear to be on track to reach agreement within the next week. Therefore the attached draft purchase and sale agreement is presented for Board consideration and a contract in substantial final form is expected to be available by the November 28th Board meeting.

Staff will review in greater detail any changes from this draft document at the Board meeting and respond to any questions the Board may have at that time.

If you have any questions ahead of the scheduled Board Meeting please don't hesitate to call Leroy Moore, at 813-341-9101 ext. 3690.

Purchase and Sale Contract

THIS PURCHASE AND SALE CONTRACT (the "Agreement") is made as of the ____ day of November, 2018, (the "Effective Date") by and between, CENTRAL PARK DEVELOPMENT GROUP, LLC, a Florida limited liability company (the "Seller"), and Shah Capital, LLC, a Florida limited liability company (the "Buyer") or its permitted successors and/or assigns. The Seller and the Buyer may be referred to in this Agreement individually as a "Party" or collectively as the "Parties."

RECITALS

This Agreement is made and entered into on the basis of the following facts and understandings of the parties hereto:

- A. The Seller is the contract purchaser of the real property known as Central Park Village ("Encore") site pursuant to that certain Amended and Restated Contract for Purchase and Sale of Real Property dated November 17, 2010, between the Housing Authority of the City of Tampa ("THA"), as the owner of the Encore site, and the Seller (the "Master Purchase Agreement").
- B. The Seller represents to the Buyer that, pursuant to sections 13.2 and 26 of the Master Purchase Agreement [NTD: Can we please be given a copy of this Agreement?], the Seller and THA have agreed that (i) the Seller has the authority to enter into this Agreement and (ii) the Seller has the authority to and is obligated to assign this Agreement to THA prior to Closing (as defined below).
- C. The Buyer is purchasing lots 9, 10 and 11 of the Encore site for the purpose of developing a mixed-use development (the "Proposed Development").

In consideration of the agreements contained in this Agreement, the Buyer agrees to buy, and the Seller agrees to assign this Agreement to THA who will thereby become irrevocably obligated to sell and convey pursuant to the terms hereof to the Buyer, all land, improvements thereon, and rights and appurtenances thereto described on Exhibit A attached to and made a part of this Agreement, such tracts containing ____ +/- acres and being in Hillsborough County, Florida (the "Property") together with entitlement sufficient to construct a mixed-use development in accordance with Buyer's Proposed Development in compliance with City of Tampa laws and codes, on the Property. The Seller shall deliver the Property in a pad-ready condition, including development entitlements of no less than 180,000 square feet of office, 200 hotel units, 32,000 square feet of retail and 600 residential units.

The Buyer and the Seller further agree as follows:

1. Recitals: The Recitals set forth above are hereby incorporated into this Agreement.
2. The purchase price ("Purchase Price") of the Property shall be Thirteen Million, Eight Hundred and Sixty-Five Thousand Dollars (\$13,865,000.00) to be paid to the Seller at Closing, less prorations and adjustments.
3. The Buyer will deposit into escrow with----- (the "Escrow Agent") the sum of One Hundred and Seventy-Five Thousand Dollars (\$175,000.00) (the "Deposit" or "Earnest Money") within five (5) business days after the Effective Date to be held in escrow in an interest-bearing account, as earnest money, and applied as part payment of the Purchase Price.
4. (a) The Buyer shall have an inspection period (the "Inspection Period") until 5:00 p.m., Eastern Time ninety (90) days following the Effective Date to investigate the Property and all matters deemed relevant by the Buyer to its acquisition, ownership and development of the Property.

(b) Intentionally deleted.

- (c) If the Buyer gives the Seller notice of cancellation of this Agreement on or before the last day of the Inspection Period, the Escrow Agent will return the Deposit to the Buyer within three (3) business days. Thereafter, the Parties will be relieved of any liability to each other except for those obligations specifically intended to survive termination of this Agreement.
- (d) Intentionally deleted.
- (e) If the sale is not consummated due to the Buyer's default in its obligations under this Agreement ("Buyer's Default"), then the Earnest Money, and any other sums paid to the Escrow Agent including any interest thereon pursuant to the terms of this Agreement, shall be paid to the Seller. If the sale is not consummated for reasons other than a Buyer's Default, the Earnest Money shall be refunded to the Buyer as Buyer's sole remedy. In the event of a Buyer's Default, all Earnest Money shall be delivered to the Seller as full liquidated damages, whereupon the Buyer shall be released from all liability and obligations in this Agreement. The right of the Seller to receive the Earnest Money as liquidated damages shall be the sole remedy to the Seller in the event of a Buyer's Default and the Parties agree that the Earnest Money is reasonable as to any damages which the Seller may incur as a result of a Buyer's Default.
5. (a) Unless the Buyer notifies the Seller of an earlier date for Closing, this sale shall be closed (the "Closing") on or before that date which is one hundred and eighty (180) days after the expiration of the Inspection Period (the "Closing Date"), as such Closing Date may be extended as provided in Section 5(b), by delivery of a special warranty deed from the Seller to the Buyer conveying the Property. The Seller will execute and deliver at Closing a certificate of non-foreign status, an owner affidavit as required by the title insurer and such other documents as may be reasonably required by the Buyer. The Closing will be at 2:00 p.m., Eastern Time, at the office of the Escrow Agent or such other place and time as the Buyer shall notify the Seller, or Closing may be handled as a mail away if the Parties so agree. The Buyer shall be required to provide authorizing resolutions showing the authority of the person who is executing documents for the Buyer.
- (b) The Buyer may extend the Closing Date for one (1) additional thirty (30) day period, upon notice delivered to Seller and payment to the Escrow Agent of Fifty Dollars (\$50,000.00) additional Earnest Money ("Extension Deposit"), which Extension Deposit shall be applied to the Purchase Price. Buyer's notice to extend the Closing Date must be exercised and payment of the Extension Deposit must be delivered no later than twenty (20) days prior to the scheduled Closing Date.
6. Possession of the Property shall be delivered by the Seller to the Buyer no later than time of Closing.
7. Real estate taxes and rents, if any, pertaining to the Property shall be prorated as of the date of Closing.
8. The Seller shall pay documentary stamp taxes on the special warranty deed, the title insurance premium for a base owner's title insurance policy and cost of recording the special warranty deed. The Buyer shall pay for any endorsements to the title insurance policy and any mortgagee policy, if any. Each party shall pay for their own attorneys' fees.
9. The Buyer's obligation to close is contingent upon fulfillment prior to Closing or during a period of extension of the Closing Date, of the following conditions, the failure of one or more of which, at the option of the Buyer, shall render this Agreement terminated and, notwithstanding anything to

the contrary contained elsewhere in this Agreement, entitle the Buyer to the refund of all Earnest Money less Ten Dollars (\$10.00) to be remitted to the Seller for entering into this Agreement:

- (a) **Marketability of Title.** The ability of the Seller to convey title to the Property such that the Escrow Agent, as an agent of First American Title Insurance Company (the "Title Company"), will insure at standard rates an ALTA Owner's policy, free and clear of all liens, encumbrances and assessments, except (i) such licenses and easements, if any, for public utilities servicing only the Property; and (ii) restrictions and covenants common to the Encore site and (iii) ad valorem taxes on the Property for the calendar year of Closing, which are not yet due and payable. The Escrow Agent shall obtain a title insurance commitment (the "Commitment") and an ALTA Boundary Survey (the "Survey") within five (5) days after the Effective Date. The Buyer shall have thirty (30) days after receipt of the Commitment and Survey to object to any items found in the Commitment. The Seller shall then have thirty (30) days to cure any title objections. If objections remain uncured, the Buyer shall then have the option to either accept the title with any uncured objections or terminate the Agreement. Any title matters appearing on record after the date of the Commitment shall be removed by the Seller at Closing, and if not, may be removed by the Buyer at Closing using as much of the Purchase Price as necessary.
- (b) **Seller's Approval.** The Seller's approval with respect to the requirements set forth in Section 11 of this Agreement.
- (c) **Zoning and Permits.** The Buyer obtaining all local permits which are necessary for a mixed use development consistent with the terms of this Agreement: Site plan and building permits approved by the City of Tampa, zoning, special exceptions and building permits, and all permits from state and federal agencies including: Water Management, Department of Environmental Protection, Department of Transportation ("DOT"), and the U.S. Army Corps of Engineers. This Agreement shall serve as the Seller's statement of ownership and the Seller's consent for the Buyer to apply for any or all of the above referenced approvals, provided the Buyer shall have no right to apply to modify existing storm water management permits or to modify DOT agreements absent express written consent from the Seller.
- (d) **Engineering and Data.** The Buyer's inspection of the Property disclosing no surface or sub-surface conditions which would materially affect the cost of developing the Property for the Buyer's use by interfering with same or by increasing the normal cost of improving same. At its sole expense, during the Inspection Period, the Buyer may, through its agents, servants, employees and engineers, enter into and upon the Property for the purpose of making such surveys, maps, drawings and the collection of engineering data as it may in its sole discretion require during the period of this Agreement. If the Buyer determines that surface or sub-surface conditions exist which would materially affect the cost of developing the Property, the Buyer shall provide notice to the Seller prior to the end of the Inspection Period. If the Buyer fails to so notify the Seller, this condition shall be deemed satisfied and the Buyer shall be deemed to have accepted surface and sub-surface conditions of the Property as is. If any damage is done to the Property by activities of the Buyer permitted by this Paragraph, the Buyer shall immediately return the Property to the same condition as it was prior to the Effective Date at its sole cost. The Buyer hereby indemnifies and holds harmless the Seller from any claims of injuries or damages caused to persons or property by or on account of activities of the Buyer, its agents, servants or employees on the Property during the period of this Agreement and the Buyer agrees to defend the Seller against any claim or suit which may be filed against the Seller on account of any such activity. In connection with such entry onto the Property, the Buyer agrees at all times during the entries onto the Property that it will cause its agents to, maintain in effect commercial general liability insurance on an occurrence basis (including contractual liability, contractor's protective liability and

personal injury coverage) in a combined single limit of at least One Million Dollars (\$1,000,000.00), and provide the Seller with evidence of such insurance coverage prior to any entry onto the Property. Such insurance may be maintained directly by the Buyer or by the Buyer's affiliates, members or contractors. Before any such entry, the Buyer shall provide the Seller with a certificate of insurance naming the Seller as an additional insured and with insurance limits as provided for herein, if Seller requests.

- (e) **Utilities.** The ability of the Buyer to obtain proof satisfactory to the Buyer that all needed electricity, gas, water, telephone, and sanitary sewage facilities ("Utility Capacity") are available to the Property in amounts and capacities sufficient to serve the Property for the Proposed Development. The Buyer shall seek to obtain proof of Utility Capacity within five (5) business days of receipt of the Seller's approval with respect to the requirements set forth in Section 11 of this Agreement.
- (f) **Environmental Matters.** The Buyer's satisfaction that there are no environmental matters or conditions of whatsoever kind or nature, nor any endangered, threatened or protected species on the Property which may result in any delay of the Buyer's development of the Property. If the Buyer does not terminate this Agreement prior to the end of the Inspection Period, this condition shall be deemed satisfied and the Buyer shall be deemed to have accepted the environmental condition of the Property as is. Seller shall provide to Buyer, within three (3) days of the Effective Date, Seller's existing Phase 1 environmental report with respect to the Property, together with a reliance letter from the issuing environmental engineer which allows Buyer to rely on said report.
- (g) **Leases.** The Seller represents there are no leases encumbering the Property and will convey the Property free of all leases at Closing.

10. If, prior to the Closing Date, the Buyer discovers a lease that encumbers the Property, but the Seller did not give the Buyer notice, the Buyer will have the right to terminate this Agreement and be entitled to the return of the Earnest Money.

11. The Buyer acknowledges that 1) the Seller requires the Buyer to use the Chiller Plant provided by the Seller for cooling, 2) Blanch Armwood Street shall not be vacated but can be renovated, repaved and landscaped with parking, driveways and pedestrian walkways on both sides of the street, 3) Storefront entrances for the Buyer's Proposed Development OR for other small shop space shall face Ray Charles Boulevard with no parking or drive-isle between the storefront entrance and Ray Charles Boulevard, 4) intentionally deleted, and 5) Green building design will be required, but can be done in accordance with a certification agency of Buyer's choosing. The following actions shall be taken by the Buyer and the Seller:

- (a) **Required Submittals.** The Buyer shall have thirty (30) days from the Effective Date to submit to the Seller a proposed preliminary site plan, proposed elevations of all sides of the Proposed Development and a proposal regarding use of the Chiller Plant (the "Submittals"). The Buyer shall, upon such submittal, deliver to the Escrow Agent \$5,000.00 as a nonrefundable review fee (the "Review Fee Escrow") to be used to pay for the assistance of the Seller's land use consultant (the "Land Use Consultant") in preparation of the Submittals and for review and comment on the preliminary site plan and elevations. In the event any portion of the Review Fee Escrow remains in escrow as of the Closing Date, such remaining amount will be applied to the Purchase Price. Seller shall provide to Buyer, within two (2) days from the Effective Date, any and all reports, plans, surveys and agreements in its possession that may be useful by Buyer in preparing its Submittals. In the event that the charges by Seller's Land Use Consultant exceed the Review Fee Escrow, Seller shall be solely responsible for

the payment of any and all excesses.

- (b) Buyer's Acknowledgement. The Buyer acknowledges that approval of a development plan acceptable to the Seller for the Buyer's use is mutually beneficial and therefore it is in the interest of both Parties to utilize the services of the Land Use Consultant in preparation of such development plan. The Buyer acknowledges and agrees that neither the Land Use Consultant, nor the Land Use Consultant's firm, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., represent any interests of the Buyer under the terms of this Agreement. All services rendered by the Land Use Consultant related to preparation of an acceptable development plan shall be in furtherance of the Land Use Consultant's obligations and duties in its continued representation of the Seller and, except for the Review Fee Escrow, shall be paid for solely by Seller
- (c) Disbursement of Review Fee Escrow. During the term of this Agreement, the Land Use Consultant shall submit a request to pay invoices for services, which request shall be accompanied by copies of the invoices due and payable (a "Disbursement Request"). Upon receipt, the Escrow Agent shall deliver to the Buyer and the Seller a copy of the Disbursement Request. Three (3) days after delivery of the Disbursement Request to the Buyer and the Seller, if the Escrow Agent has not been notified in writing by the Buyer of an objection to the Disbursement Request, the Escrow Agent shall be authorized to disburse to the Land Use Consultant the funds necessary to pay the invoices included in the Disbursement Request. The Buyer shall have the right to object to a Disbursement Request within three (3) days of the Buyer's receipt of same by delivery of a written objection to the Escrow Agent and the Land Use Consultant. The Buyer and the Land Use Consultant shall independently work to resolve any objections to a Disbursement Request, and the Escrow Agent shall have no obligation to disburse funds on the Disbursement Request until the Buyer and the Land Use Consultant deliver joint direction to the Escrow Agent to disburse funds in accordance with an approved subsequent Disbursement Request. Notwithstanding the foregoing, at no time shall the Escrow Agent be required to disburse funds to the Land Use Consultant if the Review Fee Escrow is insufficient to cover the amounts set forth in a Disbursement Request. Disbursement requests will be delivered to the Escrow Agent not more frequently than once per month. The Escrow Agent shall not have any liability to any of the parties to this Agreement or to any third party arising out of its services as the Escrow Agent pursuant to the terms herein, except for damages directly resulting from the Escrow Agent's negligence or willful misconduct. The foregoing procedures shall only apply until such time as the Review Fee Escrow is depleted, at which time the Seller shall be solely responsible for the payment of any and all charges to the Land Use Consultant.
- (d) Review and Comment. The Seller shall have ten (10) days from receipt of the Submittals to review and comment on same to the Buyer. In the event the Seller requires adjustments to the preliminary site plan and/or elevations, the Buyer shall submit a revised proposed preliminary site plan and/or elevations consistent with the Seller's comments within ten (10) days of receiving the Seller's comments (the "Revised Submittals"), or the Buyer may terminate the Agreement by such date and, notwithstanding anything to the contrary contained elsewhere in this Agreement, the Buyer shall be refunded all Earnest Money. Upon the Seller's approval of the Submittals, or Revised Submittals as applicable, and approval of the Buyer's proposal regarding use of the Chiller Plant, the Seller shall cooperate with the Buyer in the Buyer's efforts to obtain permits for the preliminary site plan and elevations, provided, however, that the Buyer acknowledges that permits will not have been obtained by the Inspection Period date set forth in Section 4 herein,

and no further extensions to the Inspection Period will be granted to allow the Buyer to obtain such permits before the end of the Inspection Period.

12. The Seller and the Buyer recognize that the only real estate brokers or agents involved in this transaction are Cushman & Wakefield of Florida, Inc. and N/A (the "Broker") and any real estate commission paid shall be the responsibility of the Seller. The Seller and the Buyer indemnify each other against any other claims for a real estate commission or other fee arising out of the actions of the Seller or the Buyer, as the case may be. The real estate commission shall be considered earned and paid on the Closing of the transaction with the Buyer under terms of a separate Listing Agreement between the Seller and Cushman & Wakefield of Florida, Inc.
13. If the Seller shall be in default of its obligations under this Agreement ("Seller's Default") and if the Buyer has notified the Seller of the same and the Seller has failed to cure Seller's Default within five (5) days of receipt of such notice, the Buyer shall have the right, to be exercised by written notice to the Seller, to terminate this Agreement and obtain a return of the Earnest Money, whereupon this Agreement shall be terminated. Should the Buyer terminate this Agreement hereunder, the Seller shall reimburse the Buyer for all direct and actual out-of-pocket expenses and costs incurred ("Buyer's Costs") (documented by paid invoices to third parties) in connection with this transaction, which Buyer's Costs shall not exceed \$50,000. Notwithstanding anything in this Section 13 to the contrary, the Seller will not be entitled to receive notice of a Seller's Default and five (5) days to cure such Seller's Default if such Seller's Default involves the Seller's failure to close the transaction contemplated by this Agreement on the date set for Closing.
14. The Seller hereby warrants and represents as follows:
 - (a) Condemnation. To the best of the Seller's knowledge no action or proceeding is pending, threatened or instituted for condemnation of any part of the Property. If any such action is filed, the Buyer shall have the option of terminating this Agreement, entitling the Buyer to the refund of all Earnest Money or Closing under this Agreement with an assignment of any awards, either then paid or yet to be paid.
15. (a) If subdivision of the Property is required by local or state law or ordinance, the Seller agrees to execute any subdivision plat required by the Buyer, contingent upon the Seller's approval of the proposed subdivision, which consent shall not be unreasonably withheld, provided that same shall not (a) adversely affect the marketability and insurability of the Property as it existed before entering into such documents or (b) adversely affect the value, permitted uses or zoning of the Property. The Buyer will pay for the preparation and recording of any such plat. (b) Seller shall, on or before Closing, obtain a release from Declaration of Trust on the Property and to obtain THA Board of Commissioners approval on the sale of the Property
16. The Buyer shall not have the right to assign its rights under this Agreement without obtaining the Seller's prior written approval; provided, however, that Buyer shall be permitted to assign this Agreement, in whole or in part, and without Seller's approval, to an entity or entities which are under common control with Buyer.
17. This Agreement is governed by the laws of the State of Florida and each Party consents to the jurisdiction of courts located in Hillsborough County, Florida.
18. Time is of the essence of this Agreement and every provision of this Agreement.
19. The risk of ownership and loss with regard to the Property shall belong to the Seller until Closing.
20. If required by the Buyer in order to develop the Property, after closing, the Seller will grant to the Buyer over any adjoining property owned by the Seller such utility easements, including water,

storm and sanitary sewer, as may be so required. Such easements will be located so as to cause the least interference with the use of such adjoining property, and the cost for any relocation of utilities shall be the responsibility of the Buyer. The Buyer shall not be responsible for paying the Seller for any such easement rights with the exception of reimbursement of reasonable legal costs incurred by the Seller up to \$5,000.00.

21. Subject to applicable law, each Party agrees that it shall strictly maintain confidentiality of all information and data disclosed in this Agreement or in the performance of this Agreement and the Parties agree that the terms of this Agreement shall be considered confidential information.
22. This Agreement constitutes the entire agreement between the Parties and all understandings and agreements concerning the Property heretofore held between these Parties are merged herein. The provisions in this Agreement shall inure to the benefit of and shall be binding upon the Parties and their respective heirs, successors and assigns and their legal representatives of their estates, as the case may apply. This Agreement may not be changed orally, but only by an agreement in writing signed by the Buyer and the Seller.
23. If the Closing or the date of any act required hereunder falls on a Saturday, Sunday or legal holiday, such date will be automatically extended through the next business day, otherwise, all references to time periods shall be calculated based on calendar days.
24. All notices, demands, requests and other communications required or permitted hereunder (a "Notice") must be in writing and will be deemed to have been duly given (a) upon the date of the Notice if delivered personally; or (b) upon the date following the date of the Notice if delivered by overnight courier which provides a receipt, such as Fed Ex. If by U.S. Mail or overnight courier, the Notice must have adequate postage prepaid, addressed to the appropriate Party and marked to a particular individual's attention as provided in this Section 24. The Notice will be effective upon being so deposited, but the time period in which a response to any Notice must be given or any action taken with respect to the Notice will commence to run from the date of receipt of the Notice by the addressee of the Notice as evidenced by the return receipt. Rejection or other refusal by the addressee to accept or the inability of the United States Postal Service or air courier service to deliver because of a changed address of which no Notice was given will be deemed to be the receipt of the Notice sent as of the business day following deposit. If either Party changes its address, that Party must notify the other Party(ies) of such change by Notice delivered in accordance with this Section 24. The initial addresses of the Parties:

(a) Seller: Central Park Development Group, LLC
101 E. Kennedy Blvd.
6th Floor
Tampa, FL 33602

Copies to:

Housing Authority of the City of Tampa, Florida
5301 W. Cypress Street
Tampa, FL 33607

Saxon Gilmore & Carraway, P.A.

Stearns Weaver Miller Weissler Alhadeff &
Sitterson, P.A.

(b) Buyer: LHF1 Hattiesburg, LLC
800 S. Harbour Island Blvd.
Tampa, Florida 33602
Attention: Punit Shah
Telephone: 813-280-2000
Fax: 813-200-2001
E mail: pshah@libertygrouphotels.com

Copies to:

William T. Conroy
Johnson, Pope, Bokor, Ruppel & Burns, LLP
333 3rd Avenue North, Suite 200
St. Petersburg, Florida 33701
Telephone: 727-800-5980
Fax: 727-800-5981
Email: willc@jpfirm.com

(c) Land Use Consultant: Stearns Weaver Miller Weissler Alhadeff & Sifterson, P.A.

(d) Closing Agent and Escrow Agent: Sakon Gilmore & Carraway, P.A.

25. If the Escrow Agent, in doubt as to its duties under this Agreement, the Escrow Agent may interplead the Earnest Money into a court of competent jurisdiction and shall have no further liability to the Buyer or the Seller. All interest earned will accrue to the Party entitled to the Earnest Money. The Seller and the Buyer agree that the status of THA's counsel as the Escrow Agent under this Agreement does not disqualify such law firm from representing THA in connection with this transaction and in any dispute that may arise between the Buyer, Seller, and/or THA concerning this transaction, including any dispute or controversy with respect to the Earnest Money.
26. In the event that either Party finds it necessary to employ an attorney to enforce any provision of this Agreement, the prevailing Party will be entitled to recover from the other Party its reasonable attorneys' fees and costs incurred in connection therewith, at both trial and appellate levels; including bankruptcy proceedings, in addition to any other performances or damages to which such Party may be entitled. The requirement to pay the prevailing Party's reasonable attorneys' fees and costs will survive any termination of this Agreement.
27. THE PARTIES DO HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY AND IRREVOCABLY WAIVE ANY RIGHT ANY PARTY MAY HAVE TO A JURY TRIAL IN EACH AND EVERY JURISDICTION IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES AGAINST THE OTHER OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS IN RESPECT OF ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT.
28. From and after the Effective Date until the Closing Date or earlier termination of this Agreement, the Buyer shall have the right to market the Property to potential purchasers, tenants or other end users of the Property. The Buyer's right to market the Property shall include advertising in print or electronic media, placing signage on the Property in accordance with applicable law, and distribution of marketing materials, subject to the Seller's prior written approval of such

advertising, signage and placement, and marketing materials, which shall not be unreasonably withheld.

29. Intentionally deleted.
30. The Buyer has the right, power and authority to execute and deliver this Agreement, to perform each and every obligation of the Buyer hereunder, and to consummate the transactions contemplated by it; and no consent, approvals or authorizations from any person, entity or governmental authority is required with respect to this Agreement and the consummation of the transaction contemplated herein; and neither the execution and delivery of this Agreement, and the performance or consummation of the obligations and transactions contemplated by it, nor the fulfillment of, nor the compliance with, the terms, conditions and provisions of this Agreement will conflict with, or result in a violation or breach of, any relevant law, or any other instrument or agreement of any nature to which the Buyer is a party or by which it is bound or may be affected, or constitute (with or without the giving of notice or the passage of time) a default under such an instrument or agreement. The Seller has the right, power and authority to execute and deliver this Agreement, to perform each and every obligation of the Seller hereunder, and to consummate the transactions contemplated by it; and no consent, approvals or authorizations from any person, entity or governmental authority is required with respect to this Agreement and the consummation of the transaction contemplated herein; and neither the execution and delivery of this Agreement, and the performance or consummation of the obligations and transactions contemplated by it, nor the fulfillment of, nor the compliance with, the terms, conditions and provisions of this Agreement will conflict with, or result in a violation or breach of, any relevant law, or any other instrument or agreement of any nature to which the Seller is a party or by which it is bound or may be affected, or constitute (with or without the giving of notice or the passage of time) a default under such an instrument or agreement.
31. This Agreement may be executed in any number of counterparts, and each such counterpart will for all purposes be deemed an original, and all such counterparts shall constitute one and the same instrument. In order to expedite the transaction contemplated herein, facsimile or electronic signatures may be used in place of original signatures on this Agreement. The Buyer and the Seller intend to be bound by the signatures on the facsimile or electronically transmitted document, are aware that the other Party shall rely on the facsimile or electronic signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.
32. The Buyer acknowledges that the Buyer is purchasing the Property solely in reliance on the Buyer's own investigation, and "as is, where is" and with all faults and defects, latent or otherwise. The Buyer expressly acknowledges that, in consideration of the agreement of the Seller herein, and except as set forth in this Agreement, the Seller makes and has made no representations or warranties, express or implied, or arising by operation of law, including, but not limited to, any warranty as to condition, merchantability or fitness for a particular use or purpose, with respect to the Property or any matter related thereto. The Buyer acknowledges that the Property is subject to recorded restrictive covenants which include, without limitation, mandatory membership in the Encore Community Association, Inc., a Florida not for profit corporation.
33. In the event the Buyer constructs improvements which require less than all of the entitlements assigned to the Buyer in this Agreement, any unused entitlements shall revert to the Seller for use, in the Seller's sole discretion, on other real property within the Encore development.
34. THE ENCORE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL

TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. On or before the expiration of the Due Diligence period, Seller shall provide Buyer with an estoppel which accurately discloses any and all assessments, charges or fees chargeable to the owner of the Property

[SIGNATURES ON NEXT PAGE]

DRAFT

This instrument shall be regarded as an offer by the Buyer or the Seller who first signs to the other and is open for acceptance by the other until ____:____.M. on the ____ day of _____, 201____, by which time written acceptance of such offer must have been actually received by the offeror. The date of acceptance shall be the "Effective Date" of this Agreement and shall be entered at the top of the first page. Any signatures hereon conveyed by electronic mail shall be considered original signatures for all purposes.

Witness

Buyer:

SHAH CAPITAL, LLC

By: _____
Print Name: _____
Title: _____
Date: _____

Witness

Seller:

Central Park Development Group, LLC

By: _____
Bank of America Community Development Corporation, its Manager

By: _____
Date: _____

THA:
THE HOUSING AUTHORITY OF CITY OF TAMPA

By: _____
Print Name: _____
Title: _____
Date: _____

DRAFT

**EXHIBIT A
Legal Description**

Hillsborough County Parcels and Legal Descriptions:

DRAFT

HOUSING AUTHORITY OF THE CITY OF TAMPA
DEPARTMENT OF HUMAN RESOURCES,
PROFESSIONAL DEVELOPMENT & COMPLIANCE
EMPLOYEE DEMOGRAPHICS
October 2018

Regular Full-Time Employees	184
Temporary Full-Time Employees	24
Temporary Part-Time Employees	7
Total Employees	215

GENDER

Male	83
Female	132
Total Employees	215

ETHNIC ORIGIN

African American	119
Caucasian	27
Hispanic	63
Other	6
Total Employees	215

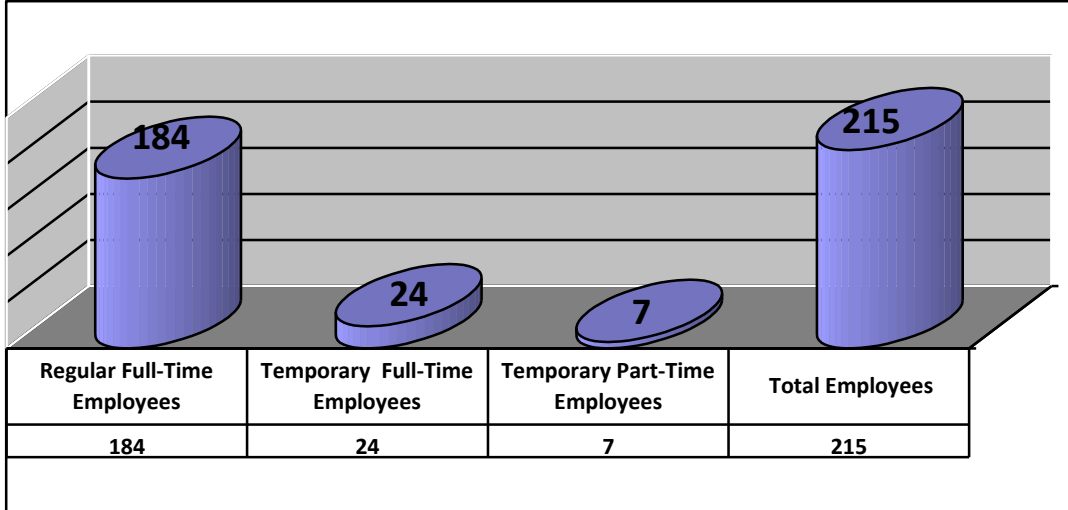
Residents Employment (12) = 5.58%

	October	FY18
NEW HIRES	3	22
PROMOTIONS	3	10
TERMINATIONS	0	7
RESIGNATIONS	3	14
RETIREMENTS	0	7

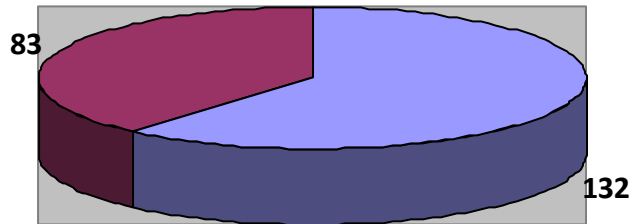
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

<i>DEPARTMENT</i>	<i>PROPERTY</i>	<i>TITLE</i>	<i>D-O-H</i>
<u>Assisted Housing</u>			
	Section 8	Homeownership Counselor	12/2/13
	Section 8	Customer Care Representative	10/2/17
	Shimberg	Support Specialist	6/25/12
	Section 8	Support Specialist	6/19/17
<u>Program & Property Svcs.</u>			
	Section 8	Youth Program Manager	11/5/03
	Moses White	Youth Counselor	2/14/11
	ORCC	ORCC Service Coordinator	7/18/11
	Robles Park	Jobs Plus Community Coach	6/5/17
	Robles Park	Jobs Plus Community Coach	6/19/17
	Section 8	Sustainability Ambassador Coach	4/30/18
<u>Asset Management</u>			
	Seminole Apartments	Maintenance Mechanic II	1/7/18
	Section 8	Property Associate	7/24/06
TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS			12

TOTAL STAFFING

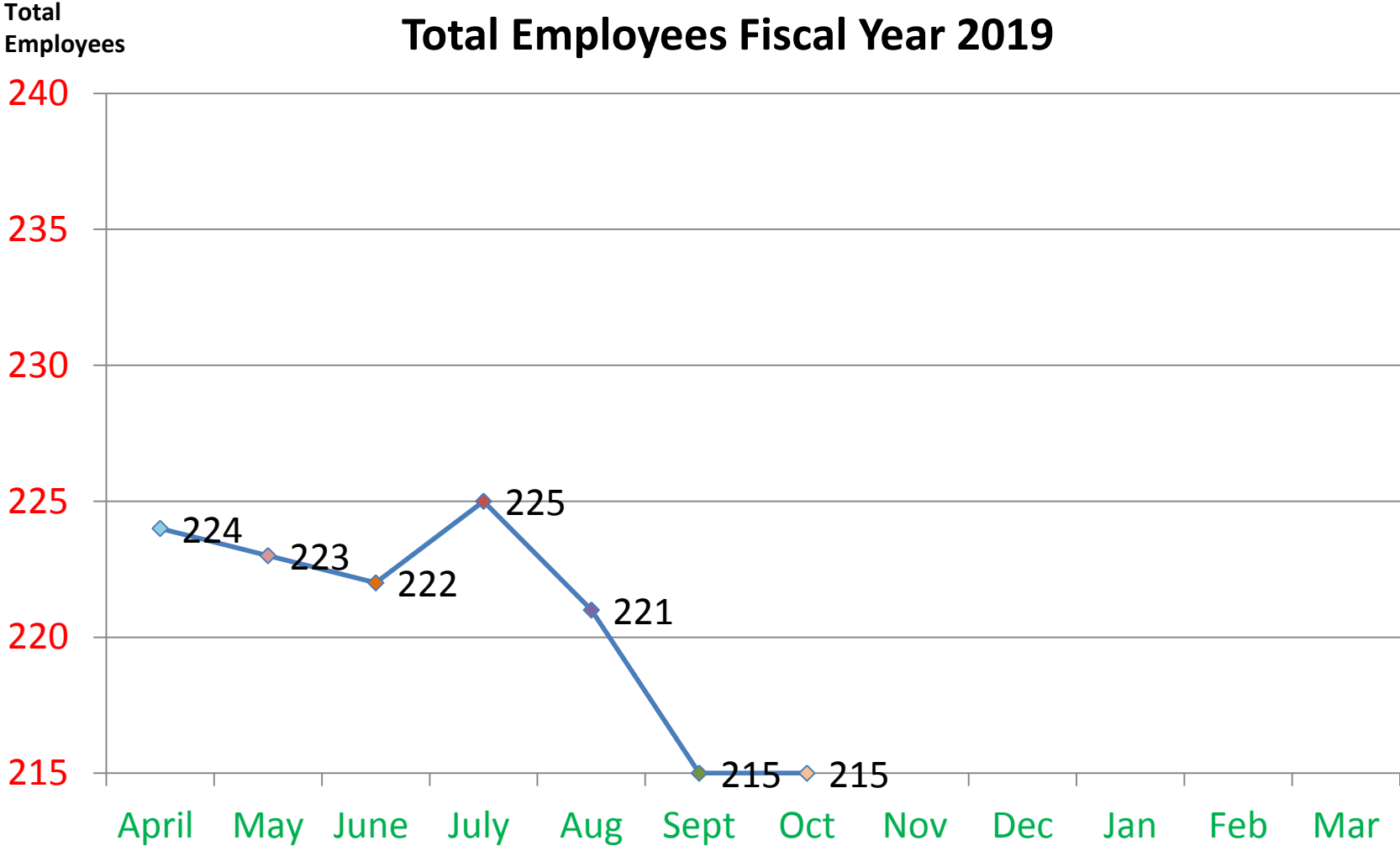


GENDER



Female Male

Total Employees at Tampa Housing Fiscal Year 2019



NOVEMBER EMPLOYEE OF THE MONTH

ADMINISTRATION: ASSISTED HOUSING



Eva Reale

The Assisted Housing Department would like to recognize FSS Counselor, Eva Reale as Employee of the Month. Eva has been with the agency for 13 years and has been an FSS counselor for the past five. As a dedicated, long term employee Eva contributes to the success of the agency and the department, by providing exceptional customer service to clients and necessary support to her co-workers.

Eva is an adept FSS Counselor. She is extremely knowledgeable in FSS Program policies and procedures and effectively tracks her client's needs, goals and progress. She monitors reports, records and stays up to date on HUD's FSS reporting requirements.

But it is Eva's desire to support her co-workers that makes her stand out. She deserves to be recognized for temporarily taking on the duties of a portability counselor which involved several tasks new to her. Eva has since volunteered to assist with other non-FSS related tasks and can be counted on to pickup the slack whenever a need arises. Eva is a no nonsense person with a heart of gold. She is compassionate and genuinely cares about the success of her clients and the well-being of her co-workers. When a co-worker became ill at work Eva sat with her with support and kept her calm until help arrived. She is quick to offer assistance to her co-workers by sharing information and helping to process their files when needed.

NOVEMBER EMPLOYEE OF THE MONTH

PROPERTIES



Shalyn Johnson

Ms. Shalyn Johnson came to the Tampa Housing Authority through Temporary Services in April 2016 where she performed Assistant Manager services for the Osborne Landings property. From the very start of employment she displayed passion for the job as well as the community. Ms. Johnson is dedicated, reliable and continuously goes the extra mile when called upon. She has filled in the gap on several occasions when both Cedar Pointe and C. Blythe Andrews went through hiring transitions.

Of all the temporary employees whom have come and gone it was obvious that she was a keeper.

Thank you for recognizing **Shalyn Johnson** as Employee of the Month.

HOUSING AUTHORITY OF THE CITY OF TAMPA BOARD OF COMMISSIONERS MONTHLY REPORT

**Department of Program and Property Services
Stephanie Brown-Gilmore, Director
October 2018**

The Department of Program and Property Services monthly board report will consist of evaluating its departments programs. The Department of Program and Property Services is responsible for service delivery, health and wellness, social, recreational, and self-sufficiency of our residents.

The programs listed below are outlined in detail on the following pages:

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	52%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000	N/A
YouthBuild (YB)	\$1,079,058	80%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$192,753	10%
Village Link-Up	\$143,774	0%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	0%
Jobs Plus Initiative (JPI)	\$2,500,000	45%
City of Tampa Housing Counseling	\$60,000	0%
Johnson Controls	\$50,000	33%

**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
OCTOBER 2018**

**Location: Robles Park Village, Arbors at Padgett Estates, C. Blythe Andrews,
Seminole, and Moses White**

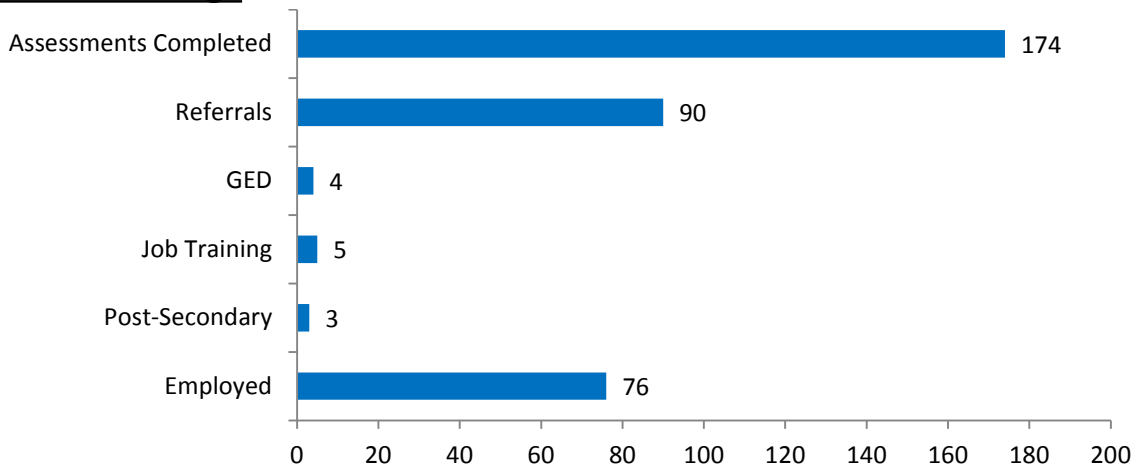
Grant Period: March 24th, 2016 – May 4th, 2019

Grant Amount: \$682,560.00

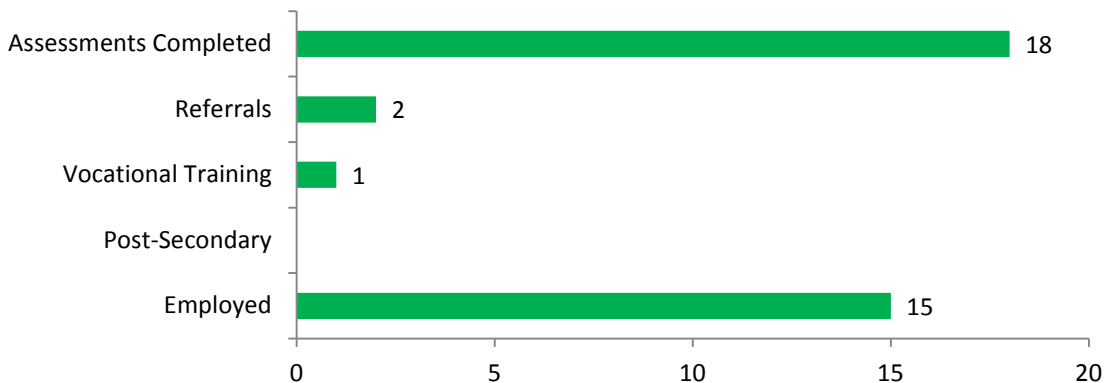
Completion Rate: 52%

This program is designed to assist public housing residents to comply with their lease, to become economically independent and free from welfare assistance. The program embraces the entire family structure by offering supportive services to residents. These services are coordinated through various community agencies to assist residents with educational, financial and emotional stability and help them become self-sufficient. Furthermore, case management services give the residents opportunities to obtain job skills training, vocational training, remedial assistance, and opportunities for entrepreneurship and homeownership.

Robles Park Village

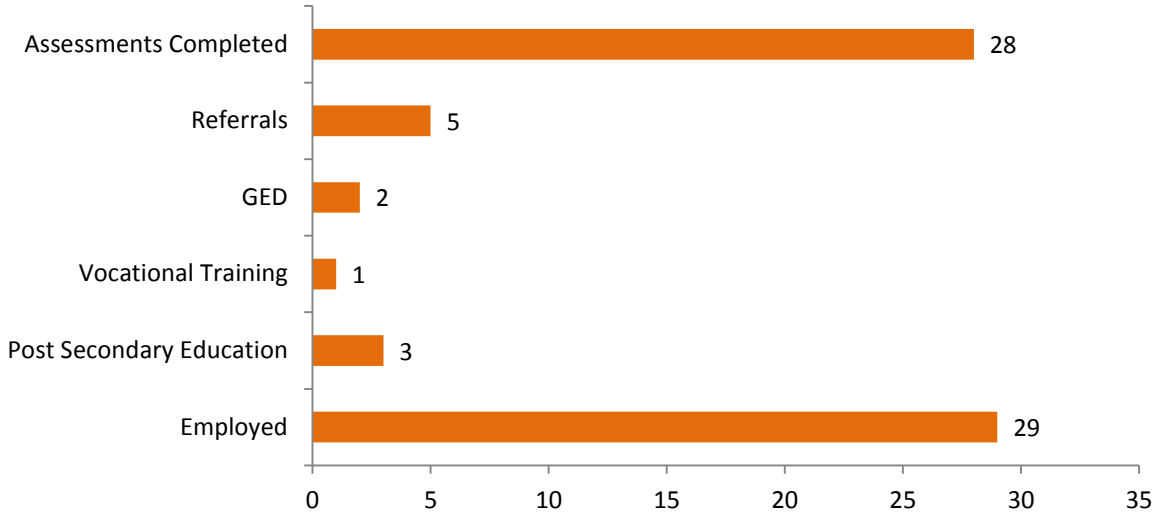


Arbors at Padgett Estates

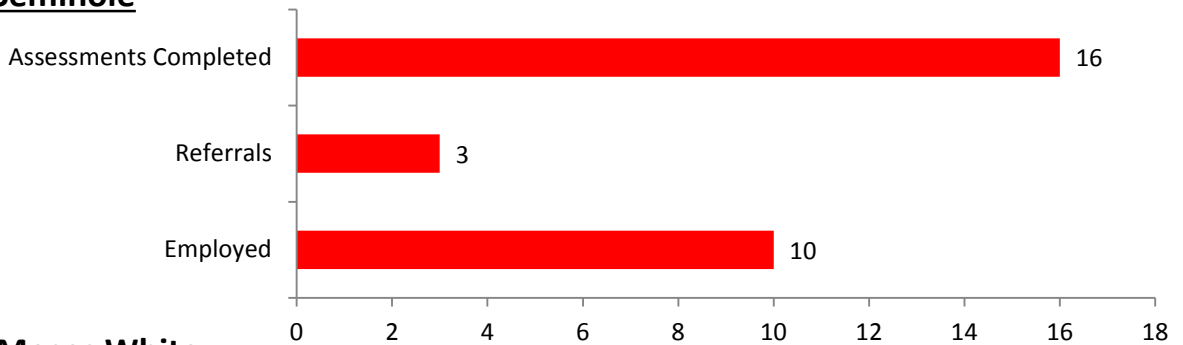


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
OCTOBER 2018**

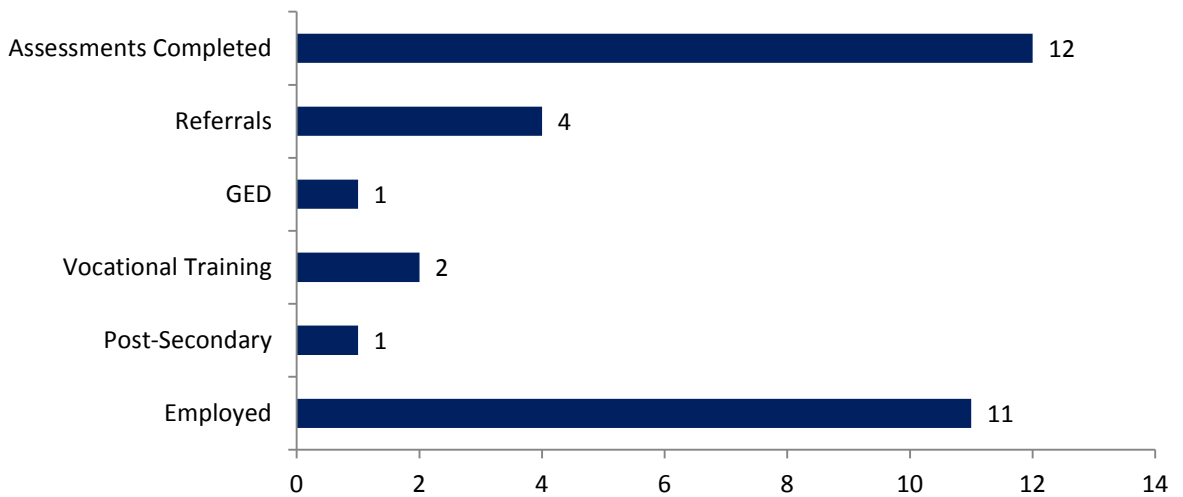
C. Blythe Andrews



Seminole



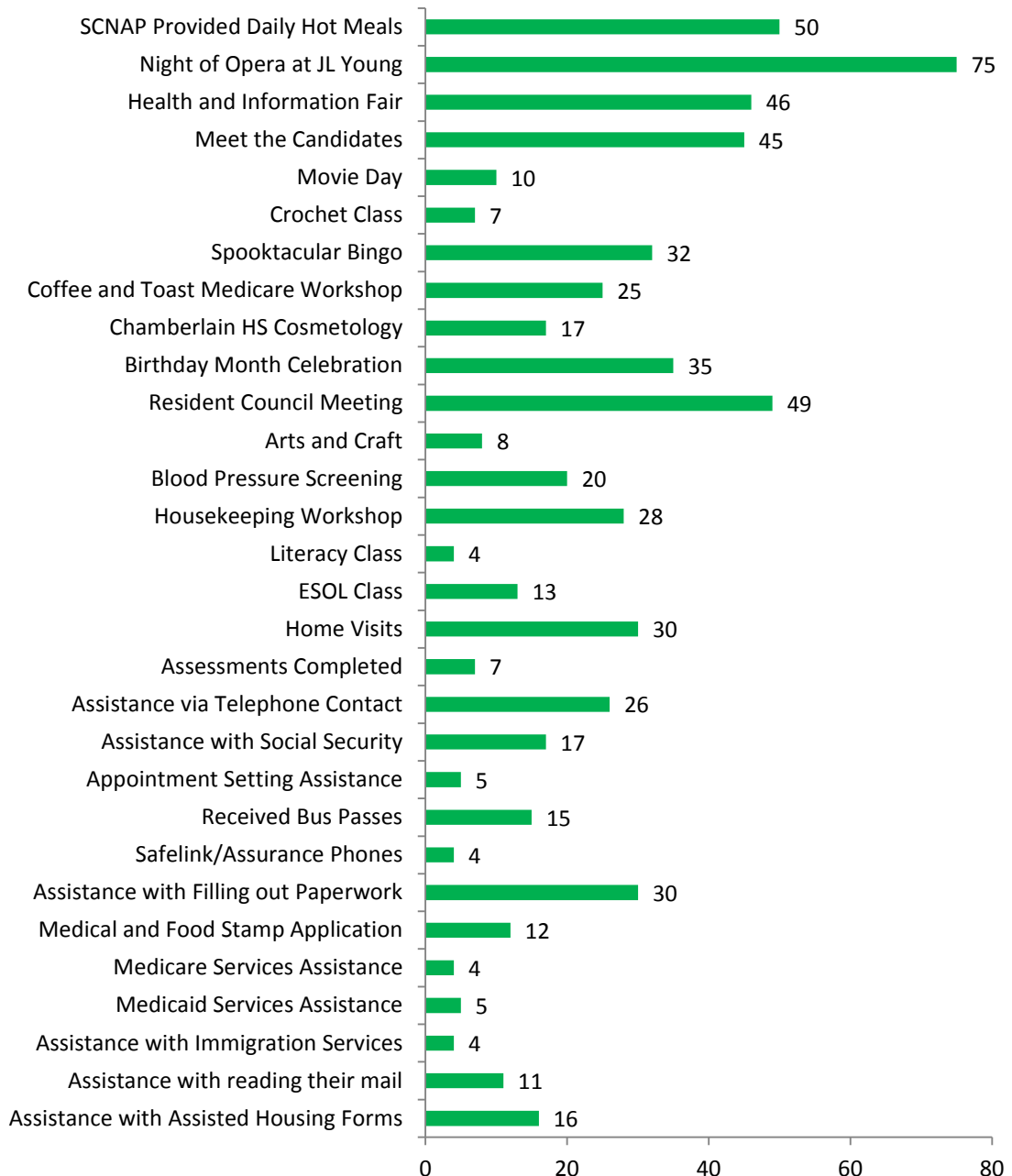
Moses White



ELDERLY SERVICES OCTOBER 2018

The Elderly Services Program is designed to assist seniors and persons with disabilities with educational, social, recreational, cultural, health, and wellness-related program activities. Elderly Services help the elderly and disabled residents with their daily average living skills. Many residents are on fixed incomes; therefore services and activities are provided throughout the year for the seniors at JL Young.

Monthly Activities and Resident Participation JL Young - 450 Units, 76 Office Visits



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM OCTOBER 2018

The Central Park Village Community and Supportive Services (CSS) Program is comprised of three phases, (1) Family Needs Assessments/Development of Case Plans, (2) Referral and Service Delivery, (3) Monitoring and Re-Assessments. Case Managers provide referral and assistance to the former residents who lived at Central Park Village and current ENCORE residents. This case management service offers specific programs that are designed, modified and tailored to fit the resident's individual lifestyle.

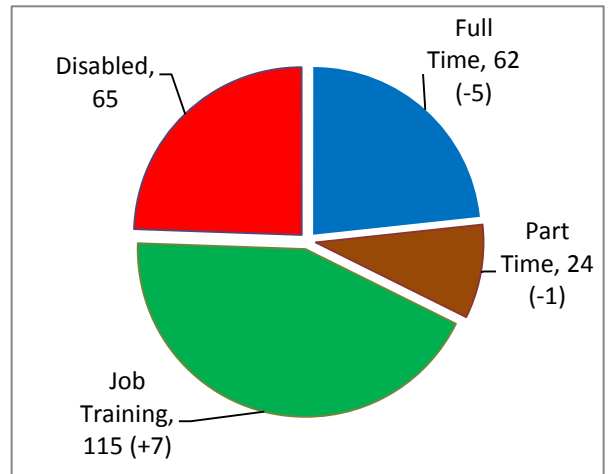
Choice Neighborhood Initiative (CNI)

Participant Enrollment

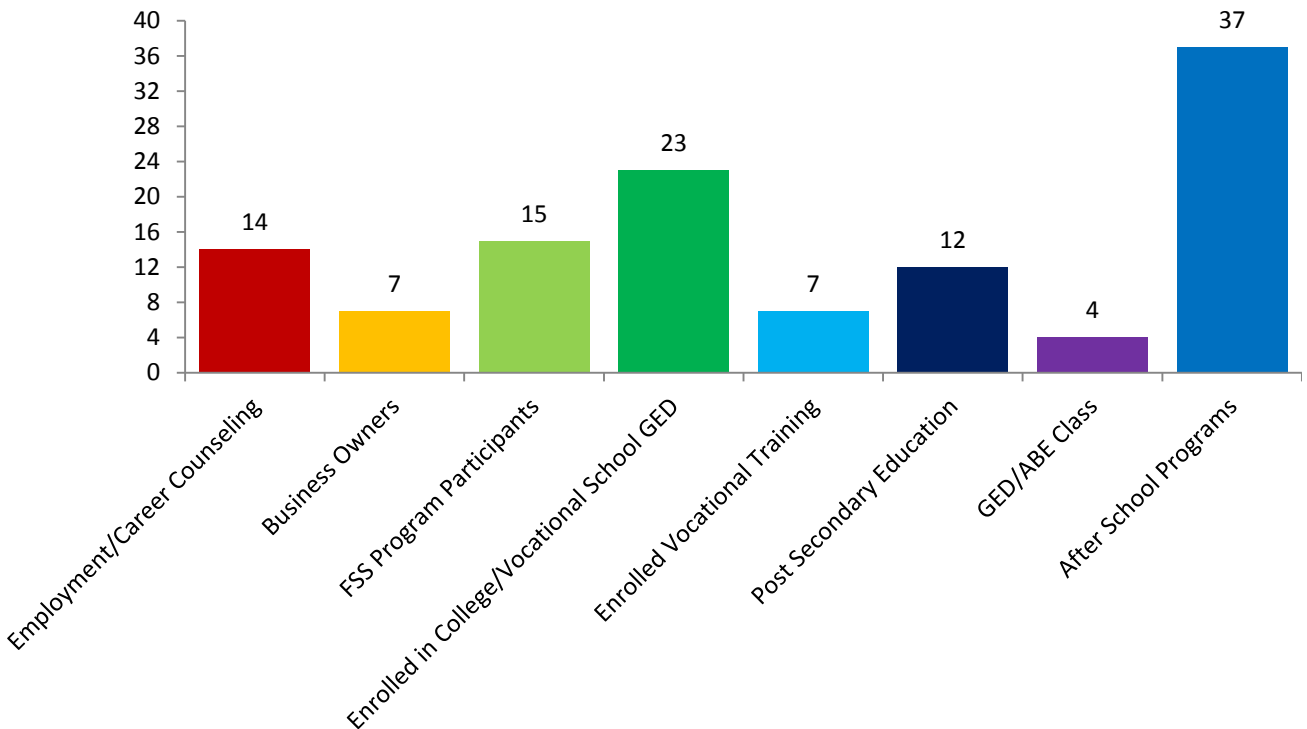
661 Participants Enrolled
184 Active Families

Original Residents who moved back to Encore (26)
Newly Targeted Residents at the Encore (550)

- Ella – 123
- Reed – 210
- Trio - 236



Participant Services

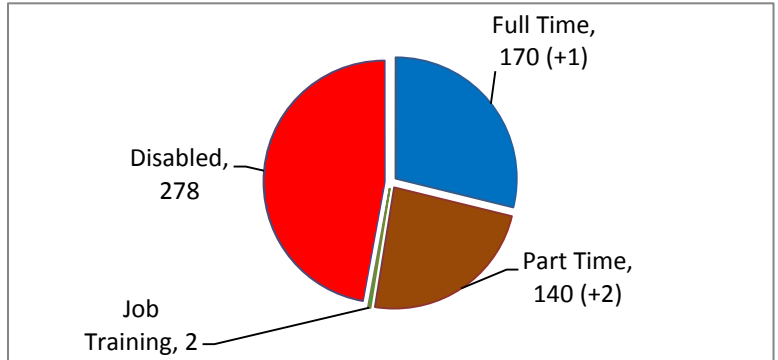


COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM OCTOBER 2018

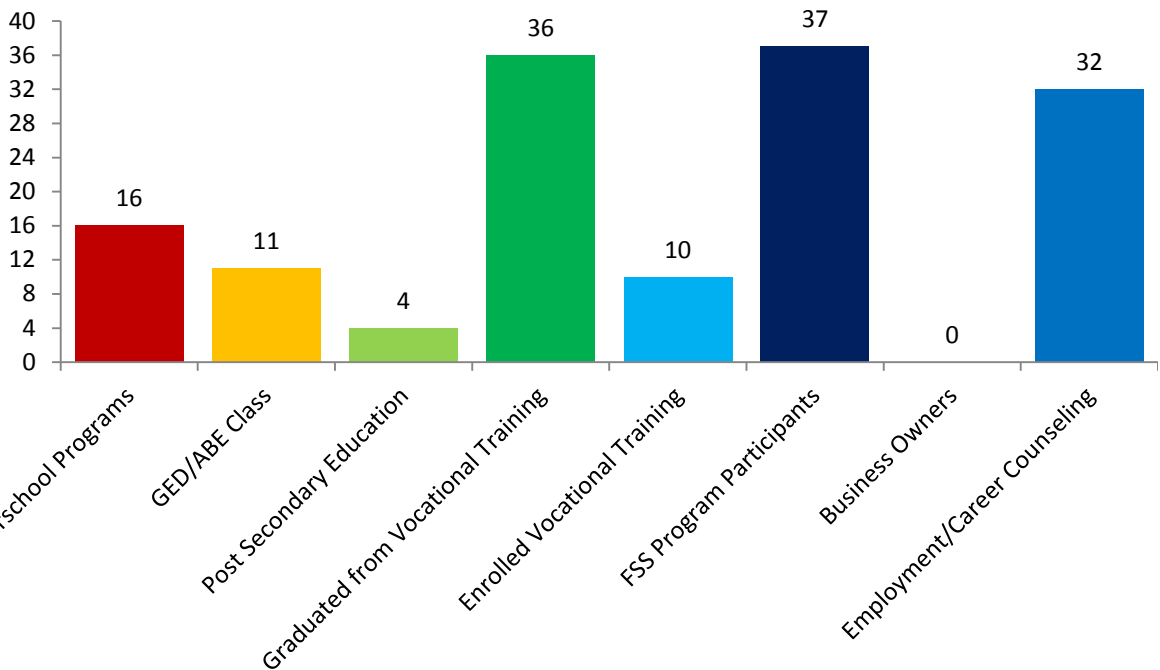
West River Initiative

Participant Enrollment

1707 Participants Enrolled
678 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

- Individual and Family case management and referral services are still being provided
- Weekly workshops: Assisting residents with registering on CareerSource Tampa Bay for employment.
- Ongoing assistance is provided for afterschool program through the Boys & Girls Club, Robles Park Resource Center and various afterschool programs.
- Ongoing assistance is provided to individuals in need of Employability Skills Training and Resume Development
- Ongoing referrals are provided to families seeking employment, mental health, food, clothing, utility and other supportive services

YOUTHBUILD OCTOBER 2018

Grant Period: October 1st, 2015 – January 31st, 2019

Grant Amount: \$1,079,058

Completion Rate: 80%

Program Description:

The THA YouthBuild Program is an initiative with the primary purpose of establishing employable job skills for at-risk and high school drop outs, ages 16-24. The Tampa Housing Authority is partnering with YouthBuild USA, which will assist in the administration of the Construction training of THA participants.

The YouthBuild USA program is comprised of five (5) components: Leadership, Education, Case Management, Construction Training, and Career Development.

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	26	16	24		71
GED/H.S Attainments	75%	15	8	6		29
Literacy and Numeracy Gains	65%	45%	41%	60%		60%
Attainment of Degree/ Certification	85%	23	11	23	3	58
Placements Employment/ Secondary Education	74%	23	10	18	6	45
Additional Certifications:		23	14	12	12	49

Monthly Highlights:

- A. Curcio received Employment
- THA YB was awarded the USA Full Affiliation Status
- 9 Students receive their CPR Certification
- 3 Students received Fork lift certification
- 6 students began internships

Upcoming Events:

- College Tour in November
- Graduation in December

Location: Hillsborough County

Grant Period: July 1st, 2018 – June 30th, 2019

Grant Amount: \$191,724

Completion Rate: 10%

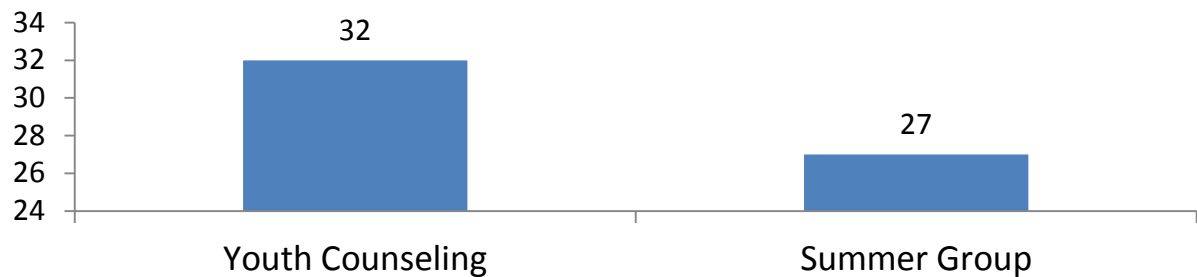
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors and reside in the high-risk zip codes as determined by the Florida Department of Juvenile Justice. Through clinical case management, group counseling, school and home visits, outreach, screenings and assessments, troubled youth and their families will be engaged in ongoing services to prevent delinquency, truancy and broken homes. Currently, there are seven (5) staff (Program Manager, Contracted Case Manager, Data Specialist, and two interns).

Service Goal:

- One hundred fifty-six (**156**) youth and their families by June 30, 2019

Accomplishments:

- Fifty-nine (59) active cases in 2018-2019 Fiscal Year.



Monthly Highlights:

- Intern, Roshanda Pinson, continues leading/co-leading Girl Group at Stewart Middle School - expected end date: mid December 2018
- October 3rd – Attended USF Mental Health & Rehab program Field Placement Fair - an opportunity to meet prospective interns and provide information about THA
- October 12th - Staff attended Opioid Epidemic Workshop hosted by USF at UACDC
- October 24th - October 25th - Case Manager, Dainara Acevedo, attended a Peer Review in New Port Richey at the RAP House

Upcoming Events:

- November 1st - Quality Improvement Review/Audit
- November 16th - DJJ Juvenile Justice Advisory Meeting
- November 21st – 10am – 1pm at ORCC - 6th Annual Fall Parent Workshop

Location: Robles Park VillageGrant Period: October 1st, 2018 – September 30th, 2019

Grant Amount: \$143,774

Completion Rate: 0%

Village Link-Up is a case management program funded by the Children's Board of Hillsborough County awarded on October 1, 2018. There are two case managers who will each have a caseload of 25 families, providing services to at least 25 individual parent / caregivers and at least 25 elementary age children. These case managers will coordinate services, ensure that families are enrolled in appropriate services, cajole families to participate fully, provide on-the-spot counseling and crisis intervention, as well as provide some direct service, etc. The staff will coordinate program activities and partners, facilitate workshops and events, and ensure the recording of program data and provide extra support for our clients.

THA will partner with each child's school to promote parent involvement through parent conferences, workshops, PTA, Parent University, and other school events. Throughout the program year THA will provide workshops that focus on parent engagement skills, learning how to navigate the school system, building tools for student success, relationship building, self-empowerment, and building social capital. These workshops will be relevant and taught in a safe environment by trained facilitators from Free4Ever Now International and Project Link. An essential part of this program will be to encourage our clients to become more engaged with their surrounding community and increasing their social capital.

Empowerment Evaluation Matrix/Work Plan Outcomes

At least **80%** of a minimum of 50 families have improved family wellbeing

At least **85%** of a minimum of 50 families have increased social supports

At least **85%** of a minimum of 50 families have increased concrete supports

At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school

OCTOBER EVENTS

- October 22nd - Glendally Rosario (case manager) first day
- October 22nd - Program Manager & PPS Coordinator attended CATS (Children's Board Analytical Tracking System) Training at Children's Board of Hillsborough County

UPCOMING EVENTS

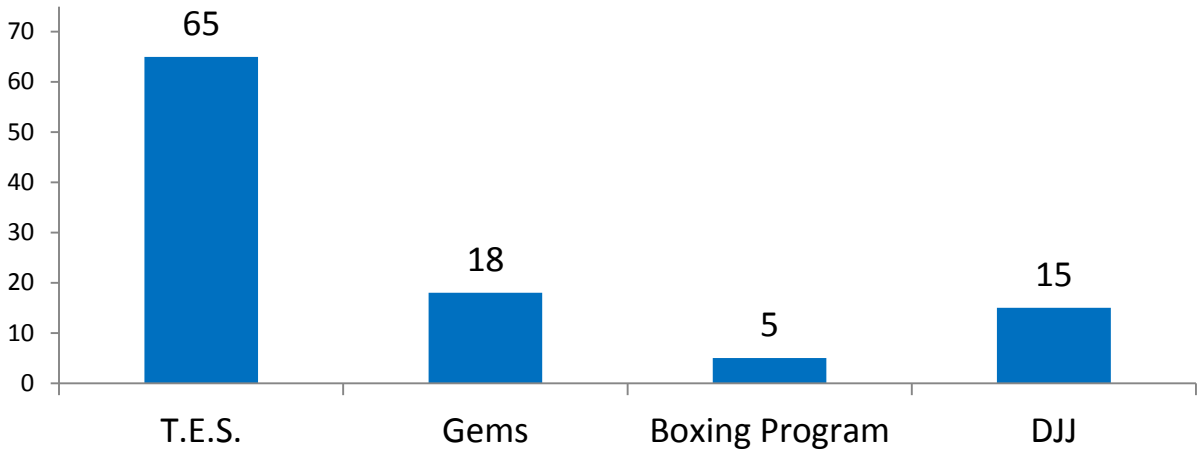
- November 5th – Jessica McDaniels (case manager) start date
- November 8th – Case Management Training @ the Children's Board of Hillsborough County
- November 28th – ASO (Administrative Service Organization) Training @ the Children's Board of Hillsborough County

OAKS AT RIVERVIEW COMMUNITY CENTER OCTOBER 2018

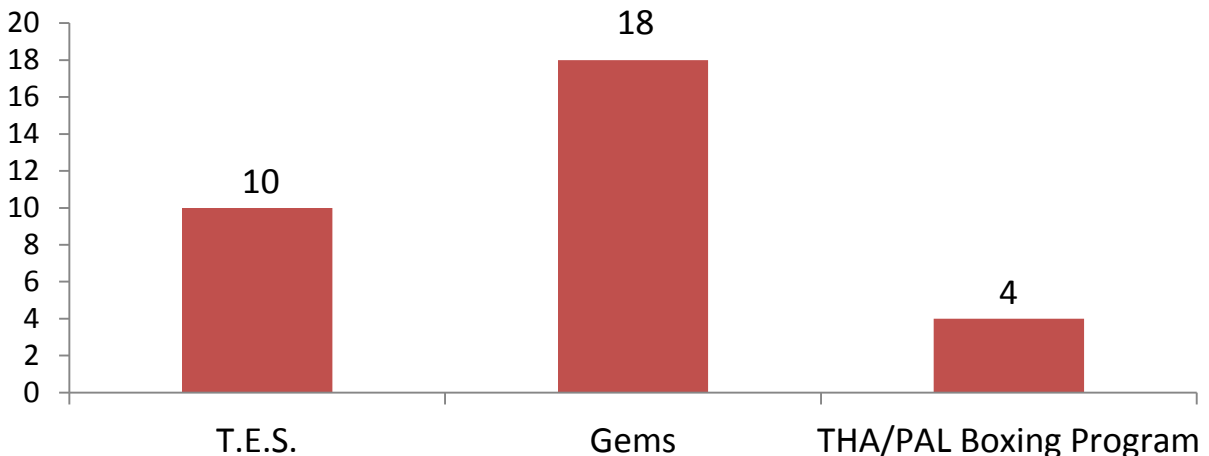
The Oaks at Riverview Community Center (ORCC) provides services relating youth development that includes: tutorial services, artistic expressions, recreational and academic games, computer learning, supportive services, cultural arts, multi-purpose (events, lunch/snack, and presentations), a sound proof media room for movie viewing, gallery, and a patio for outdoor activities. Adjacent to the ORCC is a City of Tampa playground that offers playtime activities that includes an outdoor basketball court, an open field for other activities such as flag football, dodge ball, kickball, and soccer.

Oaks at Riverview Community Center Participation – Total Attendance – 135

Elementary Afterschool Programs - 103



Middle/High School Programs - 32



Summer/After School Services Program OCTOBER 2018

Location: Oaks at Riverview Community Center

Grant Period: August 31st, 2017 – July 31st, 2020

Grant Amount: \$61,377

Completion Rate: 72%

The ORCC/ DJJ program is funded by Department of Juvenile Justice as of August 31st. This prevention program is for students between the ages of five (5) to seventeen (17) years old who have been identified as Potential at-risk youth. The purpose of the program is to prevent delinquency; divert children from the traditional juvenile justice system. The goal of the program is to take these youths that pose no real threat to public safety away from the juvenile system through programming that will support a safe environment and provide youth and their families' positive alternative for delinquent behavior.

Programming Location: Oaks at Riverview Community Center (ORCC)

Staff: ORCC DJJ Youth Counselor, ORCC/DJJ Youth and Family Service Intern, Florida Sheriff's Youth Instructor (One Week), More Health Safety Instructor (3 Workshops per year)

Month	Total Number of Students Enrolled
November	10
December	15
January	15
February	15
March	15
April	15
May	15
June	15
July	15
August	12
September	14
October	14



Location: Oaks at Riverview Community Center

Grant Period: October 1st, 2018 – September 30th, 2019

Grant Amount: \$60,000

Completion Rate: 0%

The THA Prodigy Cultural Arts program is funded by Hillsborough County as of October 1st and is the product of the University Area Community Development Corporation, Inc. (UACDC), a non-profit advocate. This prevention program is for students between the ages of six (6) to nineteen (19) years old to improve the lives of at-risk youth by exploring the extent to which community based organizations can engage youth successfully in artistic endeavors through art instruction. The purpose of the program is to improve the quality of life, promote community involvement, and the school performance of program participants. The participants are registered with an application, a pre/post survey, and an Individualized Goal Plan Sheet.

Staff: Site Manager, Program Assistant, Instructor Assistant, Visual Arts Instructor, Music Production Instructor, and ORCC Staff

Currently Interviewing Instructors



The Greater Tampa Bay Area Council provides staff and program assistance for weekly meetings at the 5 locations for all interested boys. We are expanding the program to include girls in the Cub Scout program starting in August of 2018 and to include a girls' Scouting Program in February of 2019. We plan one off-site trip day trip per month in which the registered youth for any of the developments may participate. During the summer, we give the youth the opportunity for a week of Day Camp for Cub Scouts (elementary aged youth) and a week of overnight Summer Camp for Boy Scouts (middle and high school youth).

Monthly Participation – October 2018

	Property	# Registered Scouts	# Attended
Pack 803	Trio	13	13
Crew 803	Trio	4	4
Pack 804	Robles	73	35
Troop 804	Robles	27	12
Pack 805	North Blvd	29	3
Troop 805	North Blvd	7	2
Pack 806	C. Blythe Andrews	9	6
Troop 806	C. Blythe Andrews	17	5
Pack 807	ORCC	14	12
Troop 807	ORCC	9	3
Total		222	95

Looking Forward

- December 1st - Cub Scout - Day Hike – Upper Tampa Bay Park
- December 15th - All Scouts - Christmas Lights at Camp Brorein
- December 26th -31st - Scouts BSA - National Youth Leadership Training,
- December 27-20th - Scouts BSA - Winter Camp – Flaming Arrow Scout Reservation
- January 3rd - All Scouts – Roller Skating Party

JOBS PLUS INITIATIVE OCTOBER 2018

Location: Robles Park Village

Grant Period: October 1st, 2016 – September 30th, 2020

Grant Amount: \$2,500,000

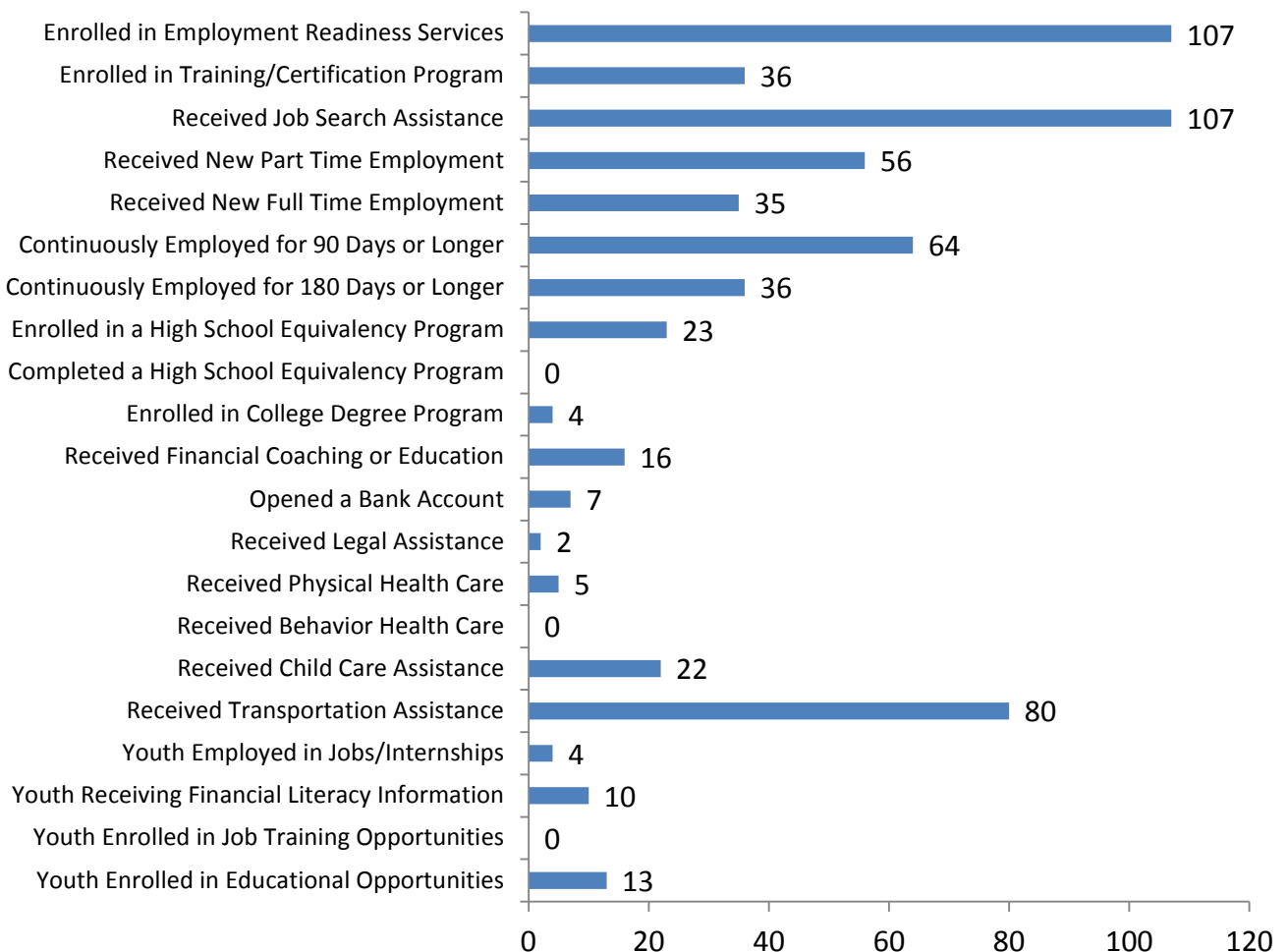
Completion Rate: 45%

The Jobs Plus program is a 4-year grant provided by HUD to support job development, training, employment, supportive services, income incentives and community support for residents of the Robles Park Village development.

Participant Enrollment

- 233 Adult Participants enrolled since the beginning of the Program (420 Work-able Residents on the Property)
- 8 Participants enrolled in October
- 15 14-17 year old Youths are participating in the JPI Program (80 youth on the Property)
- 33 Jobs Plus Events were held in October (257 during the Program Grant Period)
- 46 Participants have received the Earnings Disregard benefit for a total of \$161,457

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) OCTOBER 2018

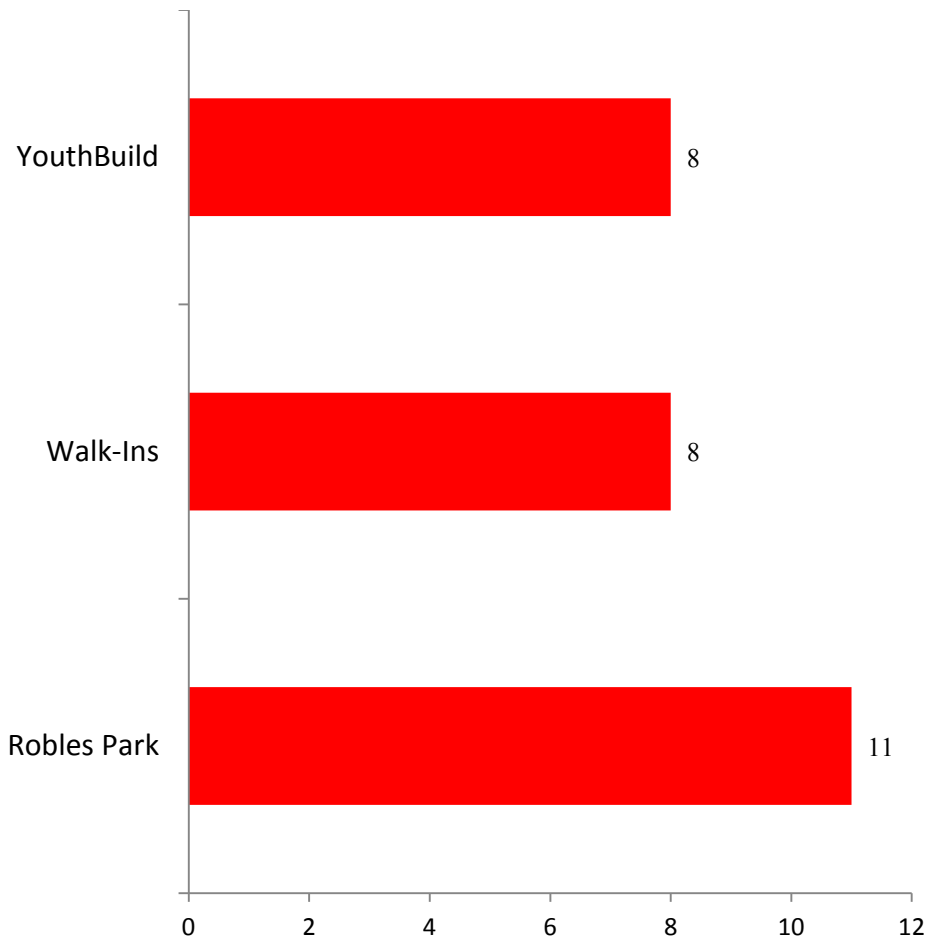
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

Total Number of Residents Served: **1,378** with **323** receiving employment since the start of the program.

Business met with to create a guaranteed hiring partnership based on our job preparation:

- Coca-Cola Bottling Company, Florida State Fairgrounds, Verizon, Bloomin' Brand, City of Tampa Fire and Rescue, Enterprise Rental Car, Rooms to Go Warehouse, T-Mobile, Citi Bank, Amalie Arena, Double Tree Hotel, Dress for Success, City of Tampa – Water Department, Seminole Hard Rock Hotel and Casino, and Hillsborough County Public Schools.

Job Development Workshop Attendance



CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)

OCTOBER 2018

Homebuyer Education

For the month of October, the CFAH had Twenty-Three (23) complete Homebuyer Education class.

First-Time Homebuyer Education Training is an 8-hour Saturday class from 8:00am-5:00pm held at the Cypress office monthly. All participants who successfully complete either class will receive a Certificate of Completion, which is valid for 1 year. The certificate is required if participants are seeking down payment assistance funds.

Pre-Purchase, Credit and Budget Counseling

Upon completion of the First-Time Homebuyer Education Training, participants receive pre-purchase one-on-one counseling as they pursue their goal of homeownership. Counselors review credit, develop action plans, set goals and create budget and saving plans. In addition, follow-up counseling sessions and constant communication is provided until final closing.

For the month of October, Twenty-Three (23) people received pre-purchase counseling.

Foreclosure Intervention and Default Counseling

The Foreclosure Intervention & Default Counseling program provides assistance to residents facing difficulty making their mortgage payments due to loss of income or other financial hardship. Counselors act as a liaison on behalf of the client to mediate with the lending industry. Through education and counseling sessions, options are identified to determine the best alternative available for the client to avoid foreclosure.

For the month of October, there were no foreclosure prevention counseling clients.

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	18	33	28	41	19	46	31	24	0	30			270
FTHB* Graduates	15	30	19	30	16	42	29	23	0	23			227
FTHB* Counseling	10	17	12	22	36	38	31	17	22	20			225
Foreclosure Counseling	0	0	0	0	0	0	0	0	0	0			0
Total Clients Served	10	17	12	22	36	38	31	17	22	20			225
FTHB New Clients	10	17	12	22	36	38	31	17	22	20			225
Foreclosure New Clients	0	0	0	0	0	0	0	0	0	0			0
Total New Clients	10	17	12	22	36	38	31	17	22	20			225
Non-Section 8 Purchased Home	2	0	0	1	6	0	1	0	0	0			10
Public Housing FTHB Attendees	0	0	0	0	0	0	1	0	0	3			4
Section 8 FTHB Attendees	3	2	0	1	2	1	0	0	0	3			12
Outreach and Distribution	43	56	44	60	40	55	42	50	40	46			476



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
October 2018

Grant Period: January 31st, 2017 – December 31st, 2019
Grant Amount: \$50,000
Completion Rate: 33%

In September 2016 the Tampa Housing Authority was awarded a grant to support the Sustainability Ambassadors Program. The Tampa Housing Johnson Controls Sustainability Ambassadors Program is a resident driven initiative to provide training and education on water and energy saving practices. THA will identify 10 resident volunteers each year who will participate in National Energy Foundation train the trainer energy patrol workshop. The ambassadors will then engage their fellow residents through workshops, one-on-one consumption audits, field trips, and linkages to job training opportunities. This program will take place at 3 different THA properties each grant year.

Staff: Part-Time Sustainability Ambassador Coach

Program Goals:

- Identify 3 properties each year to target for resident training and education on energy saving measures.
- Recruit 10 resident volunteers each year
- Reduce energy and water consumption on our target properties
- Facilitate resident training and job placement in the fields of energy, water, and conservation.

October Highlights

A Sustainability Ambassador from Robles reported that she changed her light bulbs to energy sufficient bulbs and made sure her windows were shut tight. Because of these simple changes her **electric bill went down by 30 dollars!** As a result, she was able to set money aside to save.

Night at the Opera JL Young Apartments – October 12th, 2018



Residents of JL Young apartments were treated to a special night of opera on October 12th, with a dazzling performance from the Opera Tampa company. This is the third year that Opera Tampa has provided the performance through the Straz Center's Arts Education Community Partnership. Many of our residents enjoy dressing up for the event. They were treated to a set of songs from operas and musicals such as Carmen, Les Miserables, and West Side Story.

Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: November 19, 2018
RE: Financial Reporting for the Month of October 2018

Financial Highlights

October 31, 2018

Rental Assistance Demonstration (RAD)

For the Seven Months Ended October 31, 2018

- As of October 31, 2018, the RAD properties generated net cash from operations in the amount of \$636,486 after deducting the Operating Reserves in the amount of \$399,687; PPS funding in the amount of \$209,509; Transfers to the Corporate Overhead in the amount of \$531,790 and Replacement Reserves of \$482,286.
- The total RAD rents and other revenue budgeted for this period year to date was \$6,168,535 with actual revenues earned of \$6,592,839. This \$424,304 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$4,333,081 which represents \$19,120, or 0.4%, more than YTD budgeted expenses. This amount includes \$181,378 of bad debt write-offs which were not previously budgeted for.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing, these properties have \$636,568 in Capital Improvements projects included in the FY2019 Budget.

Assisted Housing

For the Seven Months Ended October 31, 2018

- The Voucher utilization for October 31, 2018, remains excellent near 100%; additionally, HUD increased administrative fee subsidy in August.
- The Assisted Housing Program YTD Administrative Revenue is \$4,014,713 which represents a positive variance of \$177,329. YTD Expenditures are \$3,954,701 which represents a negative variance of \$143,704 compared to the YTD budget. The YTD net income is \$60,012.
- In August 2017 the agency was asked to provide RAD leased unit and HAP costs information for each of the RAD LLCs. Forecasted payments have been reduced due to lower than expected utilization on the RAD properties. This information will also help HUD determine the impact of the year-end benchmarking which adjusts payments to actual utilization.

Business Activities

Palm Terrace ALF (PALM)

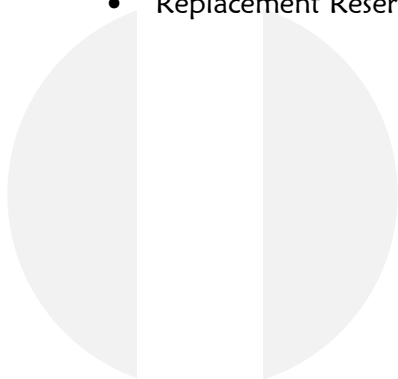
For the Six Months Ended September 30, 2018

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds.
- The Net Operating Income for the fiscal YTD after the funding of replacement reserves was \$42,814.
- Operating Cash Balance was \$237,850.
- Replacement Reserves Cash Balance was \$71,653.

Cedar Pointe (CPNT)

For the Seven Months Ended October 31, 2018

- Operates 60 units. 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$65,502.
- Replacement Reserve was \$186,500.



Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Seven Months Ended October 31, 2018

In 2004, the U.S. Department of Housing and Urban Development (HUD) contracted with the North Tampa Housing Development Corporation (NTHDC) to handle the Performance Based Contract Administration (“PBCA”). The contract includes the administration of 470 contract properties covering approximately 40,188 assisted housing units. NTHDC earns administrative fees for managing the Section 8 Housing Vouchers throughout the State of Florida.

- The Net Income for the fiscal YTD (after donations to affiliated entities) was \$366,817.

Meridian River Development Corporation (MRDC)

For the Six Months Ended September 30, 2018

- MRDC’s communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 97.3% occupied.
- The Net Income for the fiscal YTD after debt service was \$1,079,419.
- Operating Cash Balance was \$3,697,117.
- Replacement Reserves Cash Balance was \$378,727.

Related Entities

The Ella at Encore (ELLA)

For the Six Months Ended September 30, 2018

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 99.4% occupied.
- The Net Income for the fiscal YTD was \$66,720.
- Operating Cash Balance was \$95,331.
- Replacement Reserve Cash Balance was \$266,129.

The Trio at Encore (TRIO)

For the Six Months Ended September 30, 2018

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 99.3% occupied.
- The Net Income for the fiscal YTD was \$138,833.
- Operating Cash Balance was \$144,577.
- Replacement Reserve Cash Balance was \$168,678.

“Building a World-Class Community, One Family and One Neighborhood at a Time”

The Reed at Encore (REED)

For the Six Months Ended September 30, 2018

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 99.4% occupied.
- The Net Income for the fiscal YTD was \$208,042.
- Operating Cash Balance was \$683,273.
- Replacement Reserve Cash Balance was \$138,270.

The Gardens at South Bay

For the Nine Months Ended September 30, 2018

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 95.4% occupied.
- The Net Income (Loss) for the fiscal YTD after Debt and funding of Replacement Reserves was (\$275,332).
- Operating Cash Balance was \$39,713.
- Replacement Reserves Cash Balance was \$427,910.

Osborne Landing LTD (OSB)

For the Ten Months Ended October 31, 2018

- Osborne Landing operates a 43 unit affordable housing apartment development in Tampa, Florida.
- The Net Operating Income for the fiscal YTD after funding of Replacement Reserves was \$15,074.

“Building a World-Class Community, One Family and One Neighborhood at a Time”

Tampa Housing Authority
RAD Properties Summary 1,074 Units
Net Operating Income

For the Seven Months Ended October 31, 2018

Occupancy Percentage: 97.57%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	6 Month Budget	Variance	Annual Budget	PUM
Total Revenue	\$ 2,700,464	\$1,136,065	\$973,801	\$989,695	\$792,814	\$ 6,592,839	\$ 6,168,535	\$ 424,304	\$ 10,574,631	\$ 877
Admin Salaries / Benefits	267,296	104,937	87,596	114,896	80,008	654,733	644,541	(10,192)	1,104,927	\$ 87
Administrative Expenses	126,745	49,884	27,305	27,960	12,871	244,765	254,197	9,432	435,767	\$ 33
Management Fees	227,476	84,407	69,245	73,874	58,825	513,827	513,826	(1)	880,844	\$ 68
Tenant Services Salary / Benefits	14,204	3,265	13,761	12,478	7,744	51,452	53,618	2,166	91,917	\$ 7
Tenant Service Expenses	5,681	2,711	4,140	2,749	1,867	17,148	63,570	46,422	108,977	\$ 2
Utilities	118,421	47,347	111,088	68,699	36,646	382,201	356,952	(25,249)	611,917	\$ 51
Maintenance Salary / Benefits	422,965	165,263	121,376	122,144	86,029	917,777	938,451	20,674	1,608,773	\$ 122
Maintenance Expenses	182,507	56,500	66,794	32,475	27,623	365,899	390,308	24,409	669,100	\$ 49
Contracted Maintenance Services	259,825	120,197	122,936	97,095	69,025	669,078	741,838	72,760	1,271,723	\$ 89
Protective Services Salary and Benefits	18,427	7,507	6,825	6,825	4,777	44,361	54,350	9,989	93,171	\$ 6
General Expenses	91,108	59,852	69,566	35,066	32,406	287,998	299,101	11,104	512,745	\$ 38
Bad Debt	123,209	29,293	10,620	7,495	10,762	181,378	-	(181,378)	-	\$ 24
Other Expenses	-	2,464	-	-	-	2,464	3,208	744	5,500	\$ 0
Total Expenses	\$ 1,857,864	\$ 733,627	\$ 711,252	\$ 601,756	\$ 428,582	\$ 4,333,081	\$ 4,313,961	\$ (19,120)	\$ 7,395,361	\$ 576
Net Operating Income	\$ 842,600	\$ 402,438	\$ 262,549	\$ 387,939	\$ 364,232	\$ 2,259,758	\$ 1,854,574	\$ 405,184	\$ 3,179,270	\$ 301
Operating Reserves	169,058	66,898	59,967	59,737	44,026	399,687	399,687	-	685,178	\$ 53
PPS Funding	134,580	-	49,914	-	25,016	209,509	209,509	-	359,158	\$ 28
Transfer to Corporate Overhead	99,616	166,515	17,165	122,501	125,992	531,790	541,602	(9,811)	928,460	\$ 71
Replacement Reserves	293,832	56,154	49,686	48,510	34,104	482,286	482,286	-	826,776	\$ 64
Total Other Out Flows	\$ 697,086	\$ 289,568	\$ 176,732	\$ 230,748	\$ 229,138	\$ 1,623,272	\$ 1,633,084	\$ (9,811)	\$ 2,799,572	\$ 216
Net Cash From Operations	\$ 145,514	\$ 112,870	\$ 85,817	\$ 157,192	\$ 135,094	\$ 636,486	\$ 221,491	\$ 414,995	\$ 379,698	\$ 85

Tampa Housing Authority

Robles Park, LLC 433 Units

Net Operating Income

For the Seven Months Ended October 31, 2018

Occupancy Percentage: 97.45%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$ 372,645	\$ 362,035	\$ 10,609	\$ 2,700,464	\$ 2,534,247	\$ 166,216	\$ 4,344,424	\$ 891
Admin Salaries / Benefits	41,601	36,208	(5,393)	267,296	253,457	(13,839)	434,498	\$ 88
Administrative Expenses	11,869	13,769	1,900	126,745	96,385	(30,361)	165,231	\$ 42
Management Fees	32,497	32,497	-	227,476	227,476	-	389,959	\$ 75
Tenant Services Salary / Benefits	2,190	2,114	(75)	14,204	14,800	596	25,371	\$ 5
Tenant Service Expenses	763	3,645	2,882	5,681	25,515	19,834	43,740	\$ 2
Utilities	16,973	15,802	(1,171)	118,421	110,615	(7,806)	211,175	\$ 39
Maintenance Salary / Benefits	62,191	62,210	19	422,965	435,473	12,508	746,525	\$ 140
Maintenance Expenses	41,190	26,225	(14,965)	182,507	183,575	1,068	314,700	\$ 60
Contracted Maintenance Services	40,874	36,804	(4,070)	259,825	257,630	(2,195)	441,651	\$ 86
Protective Services Salary and Benefits	2,867	2,804	(63)	18,427	19,625	1,198	33,642	\$ 6
General Expenses	6,852	13,964	7,111	91,108	97,745	6,636	167,562	\$ 30
Bad Debt	123,209	-	(123,209)	123,209	-	(123,209)	-	\$ 41
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 383,075	\$ 246,042	\$ (137,033)	\$ 1,857,864	\$ 1,722,295	\$ (135,570)	\$ 2,974,053	\$ 613
Net Operating Income	\$ (10,430)	\$ 115,993	\$ (126,424)	\$ 842,599	\$ 811,953	\$ 30,647	\$ 1,370,371	\$ 278
Operating Reserves	24,151	24,151	-	169,058	169,058	-	289,814	\$ 56
PPS Funding	19,226	19,226	-	134,580	134,580	-	230,708	\$ 44
Transfer to Corporate Overhead	14,231	14,231	-	99,616	99,616	-	170,771	\$ 33
Replacement Reserves	41,976	41,976	-	293,832	293,832	-	503,712	\$ 97
Total Other Out Flows	\$ 99,584	\$ 99,584	\$ -	\$ 697,086	\$ 697,086	\$ -	\$ 1,195,005	\$ 230
Net Cash From Operations	\$ (110,014)	\$ 16,410	\$ (126,424)	\$ 145,513	\$ 114,867	\$ 30,647	\$ 175,366	\$ 48

Tampa Housing Authority

Arbors Estates, LLC 191 Units

Net Operating Income

For the Seven Months Ended October 31, 2018

Occupancy Percentage: 97.16%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$ 156,166	\$ 152,684	\$ 3,482	\$ 1,136,065	\$ 1,068,785	\$ 67,280	\$ 1,832,203	\$ 850
Admin Salaries / Benefits	16,847	15,687	(1,160)	104,937	109,812	4,875	188,249	\$ 78
Administrative Expenses	4,939	7,581	2,642	49,884	53,064	3,180	90,966	\$ 37
Management Fees	12,058	12,058	-	84,407	84,407	-	144,697	\$ 63
Tenant Services Salary / Benefits	499	487	(12)	3,265	3,407	142	5,840	\$ 2
Tenant Service Expenses	337	1,634	1,297	2,711	11,439	8,728	19,610	\$ 2
Utilities	5,521	7,151	1,630	47,347	50,059	2,712	92,349	\$ 35
Maintenance Salary / Benefits	24,651	24,451	(200)	165,263	171,157	5,894	293,412	\$ 124
Maintenance Expenses	7,225	8,883	1,658	56,500	62,180	5,680	106,595	\$ 42
Contracted Maintenance Services	12,659	17,361	4,702	120,197	121,524	1,327	208,327	\$ 90
Protective Services Salary and Benefits	1,168	1,618	450	7,507	11,326	3,819	19,417	\$ 13
General Expenses	3,910	8,789	4,879	59,852	61,524	1,672	105,470	\$ 45
Bad Debt	29,293	-	(29,293)	29,293	-	(29,293)	-	\$ 22
Other Expenses	2,464	417	(2,047)	2,464	2,917	453	5,000	\$ 2
Total Expenses	\$ 121,570	\$ 106,117	\$ (15,454)	\$ 733,628	\$ 742,816	\$ 9,188	\$ 1,279,933	\$ 549
Net Operating Income	\$ 34,596	\$ 46,567	\$ (11,971)	\$ 402,437	\$ 325,969	\$ 76,468	\$ 552,270	\$ 301
Operating Reserves	9,557	9,557	-	66,898	66,898	-	114,683	\$ 50
PPS Funding	-	-	-	-	-	-	-	\$ -
Transfer to Corporate Overhead	23,788	23,788	-	166,515	166,515	-	285,455	\$ 125
Replacement Reserves	8,022	8,022	-	56,154	56,154	-	96,264	\$ 42
Total Other Out Flows	\$ 41,367	\$ 41,367	\$ -	\$ 289,568	\$ 289,568	\$ -	\$ 496,402	\$ 217
Net Cash From Operations	\$ (6,771)	\$ 5,200	\$ (11,971)	\$ 112,869	\$ 36,401	\$ 76,468	\$ 55,868	\$ 84

Tampa Housing Authority

Seminole Park Apartments, LLC 169 Units

Net Operating Income

For the Seven Months Ended October 31 , 2018

Occupancy Percentage: 99.00%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$ 138,228	\$ 126,163	\$ 12,065	\$ 973,801	\$ 883,143	\$ 90,658	\$ 1,513,959	\$ 823
Admin Salaries / Benefits	13,718	12,885	(833)	87,596	90,196	2,600	154,621	\$ 74
Administrative Expenses	3,809	5,617	1,808	27,305	39,318	12,013	67,403	\$ 23
Management Fees	9,892	9,892	-	69,245	69,245	-	118,705	\$ 59
Tenant Services Salary / Benefits	2,112	2,049	(63)	13,761	14,344	583	24,590	\$ 12
Tenant Service Expenses	695	1,445	750	4,140	10,115	5,975	17,341	\$ 3
Utilities	21,111	11,373	(9,738)	111,088	79,609	(31,478)	139,515	\$ 94
Maintenance Salary / Benefits	18,042	17,500	(542)	121,376	122,500	1,124	210,001	\$ 103
Maintenance Expenses	6,164	7,508	1,345	66,794	52,558	(14,235)	90,100	\$ 56
Contracted Maintenance Services	21,698	19,253	(2,445)	122,936	134,773	11,837	231,040	\$ 104
Protective Services Salary and Benefits	1,062	1,294	232	6,825	9,057	2,233	15,527	\$ 6
General Expenses	9,840	6,633	(13,827)	69,566	46,433	(23,133)	79,599	\$ 59
Bad Debt	10,620	-	(10,620)	10,620	-	(10,620)	-	\$ 9
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 118,763	\$ 95,450	\$ (33,934)	\$ 711,252	\$ 668,149	\$ (43,102)	\$ 1,148,441	\$ 133
Net Operating Income	\$ 19,465	\$ 30,713	\$ (21,869)	\$ 262,549	\$ 214,993	\$ 47,556	\$ 365,518	\$ 222
Operating Reserves	8,567	8,567	-	59,967	59,967	-	102,801	\$ 42
PPS Funding	7,131	7,131	-	49,914	49,914	-	85,566	\$ 15
Transfer to Corporate Overhead	2,452	2,452	-	17,165	17,165	-	29,426	\$ 42
Replacement Reserves	7,098	7,098	-	49,686	49,686	-	85,176	\$ 149
Total Other Out Flows	\$ 25,247	\$ 25,247	\$ -	\$ 176,732	\$ 176,732	\$ -	\$ 302,969	\$ 149
Net Cash From Operations	\$ (5,783)	\$ 5,466	\$ (21,869)	\$ 85,817	\$ 38,261	\$ 47,556	\$ 62,549	\$ 73

Tampa Housing Authority
 Shimberg Estates, LLC 165 Units

Net Operating Income

For the Seven Months Ended October 31 , 2018

Occupancy Percentage: 94.85%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$ 133,637	\$ 133,751	\$ (114)	\$ 989,695	\$ 936,255	\$ 53,440	\$ 1,605,009	\$ 857
Admin Salaries / Benefits	17,353	16,024	(1,329)	114,896	112,168	(2,729)	192,288	\$ 99
Administrative Expenses	2,783	5,437	2,654	27,960	38,059	10,099	65,244	\$ 24
Management Fees	10,553	10,553	-	73,874	73,874	-	126,641	\$ 64
Tenant Services Salary / Benefits	1,921	1,857	(64)	12,478	12,999	521	22,284	\$ 11
Tenant Service Expenses	291	1,373	1,082	2,749	9,611	6,862	16,476	\$ 2
Utilities	10,232	7,495	(2,737)	68,699	52,463	(16,237)	96,282	\$ 59
Maintenance Salary / Benefits	18,047	17,375	(672)	122,144	121,628	(515)	208,505	\$ 106
Maintenance Expenses	4,562	7,527	2,965	32,475	52,687	20,212	90,320	\$ 28
Contracted Maintenance Services	14,311	19,431	5,120	97,095	136,017	38,922	233,172	\$ 84
Protective Services and Benefits	1,062	1,186	124	6,825	8,303	1,477	14,233	\$ 6
General Expenses	4,913	6,689	1,776	35,066	46,820	11,754	80,262	\$ 30
Bad Debt	7,495	-	(7,495)	7,495	-	(7,495)	-	\$ 6
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 93,523	\$ 94,947	\$ 1,424	\$ 601,756	\$ 664,628	\$ 62,872	\$ 1,145,707	\$ 521
Net Operating Income	\$ 40,114	\$ 38,804	\$ 1,310	\$ 387,939	\$ 271,627	\$ 116,312	\$ 459,302	\$ 336
Operating Reserves	8,534	8,534	-	59,737	59,737	-	102,406	\$ 52
PPS Funding	-	-	-	-	-	-	-	\$ -
Transfer to Corporate Overhead	17,500	17,500	-	122,501	122,501	-	210,002	\$ 106
Replacement Reserves	6,930	6,930	-	48,510	48,510	-	83,160	\$ 42
Total Other Out Flows	\$ 32,964	\$ 32,964	\$ -	\$ 230,748	\$ 230,748	\$ -	\$ 395,568	\$ 200
Net Cash From Operations	\$ 7,150	\$ 5,840	\$ 1,310	\$ 157,192	\$ 40,879	\$ 116,312	\$ 63,734	\$ 136

Tampa Housing Authority

Scruggs Manor, LLC

116 Units

Net Operating Income

For the Seven Months Ended October 31, 2018

Occupancy Percentage: 99.42%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$ 114,705	\$ 106,586	\$ 8,119	\$ 792,814	\$ 746,104	\$ 46,709	\$1,279,036	\$ 976
Admin Salaries / Benefits	12,144	11,273	(872)	80,008	78,908	(1,100)	135,271	\$ 99
Administrative Expenses	1,567	3,910	2,343	12,871	27,371	14,501	46,922	\$ 16
Management Fees	8,404	8,404	-	58,825	58,825	-	100,842	\$ 72
Tenant Services Salary / Benefits	1,191	1,153	(38)	7,744	8,069	325	13,832	\$ 10
Tenant Service Expenses	205	984	779	1,867	6,889	5,022	11,810	\$ 2
Utilities	6,031	5,710	(321)	36,646	39,968	3,322	72,596	\$ 45
Maintenance Salary / Benefits	12,673	12,528	(146)	86,029	87,693	1,664	150,331	\$ 106
Maintenance Expenses	2,787	5,615	2,829	27,623	39,308	11,685	67,385	\$ 34
Contracted Maintenance Services	11,696	13,128	1,432	69,025	91,894	22,869	157,533	\$ 85
Protective Services Salary and Benefits	743	863	119	4,777	6,038	1,261	10,352	\$ 6
General Expenses	4,557	6,654	2,097	32,406	46,581	14,175	79,853	\$ 40
Bad Debt	10,762	-	(10,762)	10,762	-	(10,762)	-	\$ 13
Other Expenses	-	42	42	-	292	292	500	\$ -
Total Expenses	\$ 72,758	\$ 70,262	\$ (2,495)	\$ 428,583	\$ 491,836	\$ 63,253	\$ 847,226	\$ 528
Net Operating Income	\$ 41,947	\$ 36,324	\$ 5,623	\$ 364,230	\$ 254,268	\$ 109,962	\$ 431,810	\$ 449
Operating Reserves	6,289	6,289	-	44,026	44,026	-	75,474	\$ 54
PPS Funding	3,574	3,574	-	25,016	25,016	-	42,884	\$ 31
Transfer to Corporate Overhead	17,999	17,999	-	125,992	125,992	-	215,986	\$ 155
Replacement Reserves	4,872	4,872	-	34,104	34,104	-	58,464	\$ 42
Total Other Out Flows	\$ 32,734	\$ 32,734	\$ -	\$ 229,138	\$ 229,138	\$ -	\$ 392,808	\$ 282
Net Cash From Operations	\$ 9,213	\$ 3,590	\$ 5,623	\$ 135,092	\$ 25,130	\$ 109,962	\$ 39,002	\$ 166

Tampa Housing Authority

JL Young Apartments, Inc. 450 Units

Net Operating Income

For the Ten Months Ended October 31, 2018

Occupancy Percentage: 97.54%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Total Revenue	\$ 310,536	\$ 299,685	\$ 10,851	\$ 3,114,486	\$ 2,996,849	\$ 117,637	\$ 3,596,218	\$ 692
Admin Salaries / Benefits	10,964	32,142	21,178	296,561	321,415	24,855	385,699	\$ 66
Administrative Expenses	7,666	13,612	5,946	56,382	136,117	79,735	163,340	\$ 13
Management Fees	24,677	24,677	0	265,815	246,774	(19,040)	296,129	\$ 59
Tenant Services Salary / Benefits	6,244	6,427	183	62,259	64,272	2,012	77,126	\$ 14
Tenant Service Expenses	2,220	998	(1,222)	16,173	9,980	(6,193)	11,976	\$ 4
Utilities	26,828	23,395	(3,433)	205,838	240,157	34,319	286,946	\$ 46
Maintenance Salary / Benefits	58,740	57,865	(875)	541,629	578,650	37,021	694,380	\$ 120
Maintenance Expenses	9,594	16,478	6,884	69,970	164,784	94,814	197,741	\$ 16
Contracted Maintenance Services	30,806	42,695	11,889	336,454	426,952	90,498	512,342	\$ 75
Protective Services Salary and Benefits	2,973	2,672	(301)	27,064	26,719	(345)	32,063	\$ 6
Protective Service Expenses	5,664	8,333	2,669	70,210	83,333	13,123	100,000	\$ 16
General Expenses	1,857	6,921	5,064	66,798	69,213	2,416	83,056	\$ 15
Bad Debt	21,279	-	(21,279)	21,279	-	(21,279)	-	\$ 5
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 209,513	\$ 236,215	\$ 26,702	\$ 2,036,431	\$ 2,368,366	\$ 331,935	\$ 2,840,797	\$ 453
Net Operating Income	\$ 101,022	\$ 63,469	\$ 37,553	\$ 1,078,055	\$ 628,483	\$ 449,572	\$ 755,422	\$ 240
Operating Reserves	21,292	21,292	-	212,916	212,916	-	255,499	\$ 47
PPS Funding	3,334	3,334	-	33,340	33,340	-	40,008	\$ 7
Transfer to Corporate Overhead	12,063	12,063	-	120,630	120,630	-	144,756	\$ 27
Replacement Reserves	18,774	18,774	-	187,740	187,740	-	225,288	\$ 42
Total Other Out Flows	\$ 55,463	\$ 55,463	\$ -	\$ 554,626	\$ 554,626	\$ -	\$ 665,551	\$ 123
Net Cash From Operations	\$ 45,560	\$ 8,007	\$ 37,553	\$ 523,429	\$ 73,857	\$ 449,572	\$ 89,871	\$ 116

Tampa Housing Authority
 Assisted Housing Voucher Program
 Statement of Operations-Administration
 For the Seven Months Ended October 31, 2018

5.2 - vadm

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Administrative Fees Earned	538,036	540,762	(2,726)	3,962,660	3,785,331	177,329	6,338,019
Other Revenue	7,381	3,667	3,714	52,053	25,667	26,386	195,119
Total Revenue	\$ 532,863	\$ 533,085	\$ (222)	\$ 4,014,713	\$ 3,810,997	\$ 203,716	\$ 6,533,138
Admin Salaries / Benefits	363,723	351,911	(11,811)	2,394,021	2,463,380	69,360	3,167,203
Administrative Expenses	120,711	72,676	(48,034)	731,453	508,735	(222,718)	654,088
Management Fees	110,554	110,554	-	773,877	773,877	-	994,985
Tenant Service Expenses	-	833	833	10,577	5,833	(4,744)	7,500
Maintenance Expenses	362	417	55	2,932	2,917	(16)	3,750
Contracted Maintenance Services	1,093	1,233	140	11,510	8,634	(2,876)	11,101
General Expenses	4,016	6,803	2,787	30,331	47,620	17,289	61,225
Other Expenses	6,937,615	6,730,197	(207,418)	49,616,376	47,111,382	(2,504,995)	60,571,777
Total Expenses	\$ 600,458	\$ 544,428	\$ (56,030)	\$ 3,954,701	\$ 3,810,996	\$ (143,704)	\$ 4,899,852
Net Income	\$ (67,595)	\$ (11,343)	\$ (56,252)	\$ 60,012	\$ 1	\$ 60,011	\$ 1,633,286

Tampa Housing Authority
 Assisted Housing Voucher Program
 Balance Sheet (Oct 2018)

Assets		Liabilities and Equity	
Cash		Current Liabilities	
Admin Cash - Unrestricted	6,464,155	Accrued Liabilities	2,198,187
Family Self-Sufficiency Escrow	1,093,981	Accrued Wages	117,634
Total Cash	\$ 7,558,136	Total Current Liab	\$ 2,315,821
Receivables		Restricted Liabilities	
Receivables - Fraud	729,361	FSS Liability	1,093,981
Other Receivables	1,081,778	Total Restricted Liab	\$ 1,093,981
Receivables - Landlord/Tenant	717,997		
Allowance for Doubtful Accts - Land/Tenant	(343,209)	Total Long Term Liab	\$ 137,448
Allowance for Doubtful Accts - Fraud	(717,997)		
Total Receivables	\$ 1,467,929	Total Liabilities	\$ 3,547,250
Prepaid Expenses		Fund Equity	
Prepaid Expenses	118,898	Invested in Capital Assets	7,651
Total Prepaid Expenses	\$ 118,898	Restricted Retained Earnings	979,152
Fixed Assets		Unrestricted Retained Earnings	4,654,117
Furniture Equipment Machinery	192,540	Total Fund Equity	\$ 5,640,920
Accumulated Depreciation	(149,333)	Total Liabilities and Equity	\$ 9,188,170
Total Fixed Assets	\$ 43,207		
Total Assets	\$ 9,188,170		

Tampa Housing Authority
 Central Office Cost Center Income And Operating Expenses
 For the Seven Months Ended October 31, 2018

	YTD Actual	YTD Budget	Variance	Annual
Management Fees RAD	686,568	686,568	-	1,176,973
Management Fees Assisted Housing	773,877	773,877	-	1,326,647
Management Fees Related Entities	361,895	361,895	-	620,391
Total Revenue	\$ 1,822,340	\$ 1,822,340	\$ -	\$ 3,124,011
Admin Salaries / Benefits	1,805,968	1,907,478	101,510	3,269,963
Administrative Expenses	333,122	321,390	(11,732)	542,040
Tenant and Social Services	547	1,167	620	2,000
Utilities	55,078	52,915	(2,164)	93,036
Ord Maint & Operation	279,579	304,930	25,351	492,987
Protective Services	91,898	93,747	1,849	160,709
General Expenses	47,496	47,076	(420)	80,701
Other Expenses	3,297	8,750	5,453	15,000
Total Expenses	\$ 2,616,986	\$ 2,737,452	\$ 120,466	\$ 4,656,436
Contribution from other Entities				
Transfer In - NTHD	255,575	255,575	-	438,129
Transfers from RAD Properties	626,043	626,043	-	1,073,216
Transfer In - EPC Savings	12,296	12,296	-	21,079
Total Contributions from Other Sources	893,914	893,914	-	1,532,424
Net Income or (Loss)	\$ 99,268	\$ (21,198)	\$ 120,466	\$ (0)

Tampa Housing Authority

Palm Terrace Assisted Living Facility

Statement of Operations for the One and Six Months Ended September 30, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rental Income / Long term Care / Other Income	127,173	105,500	21,673	694,749	633,000	61,749	1,271,640	\$ 1,608
Adult Daycare Services	13,958	9,000	4,958	\$62,453	54,000	8,453	141,000	\$ 145
Section 8 HAP	42,008	38,520	3,488	\$234,880	216,120	18,760	414,000	\$ 544
Total Tenant Revenues	\$ 183,139	\$ 153,020	\$ 30,119	\$ 992,082	\$ 903,120	\$ 88,962	\$ 1,826,640	\$ 2,296
Other Non-Rental Income	1,151	1,052	99	3,342	6,313	(2,971)	1,819	\$ 8
Total Revenues	\$ 184,290	\$ 154,072	\$ 30,218	\$ 995,424	\$ 909,433	\$ 85,991	\$ 1,828,459	\$ 2,304
Expenses								
Salaries Expense	75,831	76,989	1,158	514,512	493,478	(21,034)	1,039,172	\$ 1,191
Administration	5,736	3,888	(1,848)	29,089	23,328	(5,761)	66,098	\$ 67
Utilities	14,471	14,140	(331)	81,024	84,840	3,816	156,603	\$ 188
Maintenance	11,818	9,275	(2,543)	90,558	55,650	(34,908)	119,700	\$ 210
Advertising and Marketing	1,716	815	(901)	6,240	4,890	(1,350)	6,228	\$ 14
Management Fee	8,638	7,704	(934)	48,411	45,488	(2,923)	91,423	\$ 112
Asset Management Fee	1,863	1,917	54	11,180	11,502	322	23,004	\$ 26
Audit / Accounting Fees	1,950	3,200	1,250	11,700	19,200	7,500	38,400	\$ 27
Legal Fees	-	150	150	4,770	900	(3,870)	1,800	\$ 11
Insurance	4,029	4,400	371	24,173	26,400	2,227	61,200	\$ 56
Food Service	11,657	12,750	1,093	81,927	75,500	(6,427)	150,500	\$ 190
Adult Day Care Expenses	-	1,445	1,445	898	8,270	7,372	16,940	\$ -
Residential Programs	2,898	4,030	1,132	24,032	24,080	48	31,400	\$ 56
Bad Debt	-	-	-	11,197	-	(11,197)	-	\$ 26
Total Expenses	\$ 140,606	\$ 140,703	\$ 97	\$ 939,711	\$ 873,526	\$ (66,185)	\$ 1,802,468	\$ 2,175
Net Operating Income	\$ 43,685	\$ 13,369	\$ 30,316	\$ 55,714	\$ 35,907	\$ 19,807	\$ 25,991	\$ 129
Replacement Reserves	2,150	2,150	-	12,900	12,900	-	25,800	\$ 30
Cash Flow from Operations	\$ 41,535	\$ 11,219	\$ 30,316	\$ 42,814	\$ 23,007	\$ 19,807	\$ 191	\$ 99

Tampa Housing Authority

Cedar Pointe Apartments 60 Units

Statement of Operations for the One and Seven Months Ended October 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	38,105	50,254	(12,150)	272,802	351,781	(78,980)	603,054	\$ 650
Subsidy / Grant Income	6,622	6,725	(103)	34,170	47,075	(12,905)	80,700	\$ 81
Total Revenue	\$ 44,727	\$ 56,979	\$ (12,253)	\$ 306,972	\$ 398,856	\$ (91,885)	\$ 683,754	\$ 731
Expenses								
Admin Salaries / Benefits	3,552	4,540	988	53,877	31,779	(22,098)	54,479	\$ 128
Administrative Expenses	9,354	8,447	(908)	27,290	59,126	31,836	96,777	\$ 65
Management Fees	2,275	3,097	822	15,925	21,677	5,752	37,161	\$ 38
Asset Management Fees	379	518	139	2,653	3,626	973	6,216	\$ 6
Utilities	4,086	5,387	1,301	20,055	37,712	17,657	64,649	\$ 48
Maintenance Salary and Benefits	6,373	7,608	1,235	41,028	53,255	12,227	91,294	\$ 98
Maintenance Expenses	2,147	3,720	1,574	13,736	26,042	12,307	44,643	\$ 33
Contracted Maintenance services	2,263	7,211	4,948	26,546	50,477	23,931	86,531	\$ 63
General Expenses	2,849	7,032	4,184	15,860	49,227	33,367	55,588	\$ 38
Total Expense	\$ 33,278	\$ 47,560	\$ 14,282	\$ 216,970	\$ 332,921	\$ 115,951	\$ 537,338	\$ 517
Net Income								
	\$ 11,449	\$ 9,419	\$ 2,030	\$ 90,002	\$ 65,936	\$ 24,066	\$ 146,416	\$ 214
Capital Improvements	-	2,083	(2,083)	31,284	14,583	16,701	25,000	\$ 74
Replacement Reserve	3,500	3,500	-	24,500	24,500	-	42,000	\$ 58
Cash Flow	\$ 7,949	\$ 5,919	\$ 2,030	\$ 65,502	\$ 41,436	\$ 24,066	\$ 104,416	\$ 156

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Seven Months Ended October 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	980,164	897,255	82,909	6,712,740	6,280,787	431,953	10,767,064
Total Revenue	\$ 980,164	\$ 897,255	\$ 82,909	\$ 6,712,740	\$ 6,280,787	\$ 431,953	\$ 10,767,064
Expenses							
Administrative Salaries	22,288	21,944	(344)	151,409	153,607	2,199	263,327
Admin Operating Costs	1,855	4,719	2,864	9,301	33,035	23,734	56,632
Management Fees	8,333	8,333	-	58,331	58,333	2	100,000
Audit Fees	8,500	1,625	(6,875)	16,500	11,375	(5,125)	19,500
Legal Fees	-	4,583	4,583	-	32,083	32,083	55,000
Insurance Costs	11,853	11,853	-	82,968	82,968	-	142,230
Service Provider Contract Costs	642,997	621,542	(21,455)	4,445,026	4,350,792	(94,234)	6,998,592
Total Expenses	\$ 695,826	\$ 674,599	\$ (21,227)	\$ 4,763,535	\$ 4,722,193	\$ (41,341)	\$ 7,635,281
Net Operating Income	\$ 284,339	\$ 222,656	\$ 61,682	\$ 1,949,205	\$ 1,558,594	\$ 390,612	\$ 3,131,783
Affiliated Entities Operational Funding							
THA - Other Operational Funding*	171,763	181,365	9,602	1,185,706	1,143,334	(42,372)	3,769,143
Affiliated Entities Operational Funding	\$ 171,763	\$ 181,365	\$ 9,602	\$ 1,185,706	\$ 1,143,334	\$ (42,372)	\$ 3,769,143
Net Income after Affiliated Funding	\$ 112,575	\$ 41,291	\$ 71,283	\$ 763,500	\$ 415,260	\$ 348,240	\$ (637,360)

*See detail breakdown on next page.

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Seven Months Ended October 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
THA - THA Employee Programs	399	833	435	2,517	5,833	3,316	44,500
THA - Executive Salaries and Benefits Funding	24,127	24,127	-	168,888	168,888	-	289,522
THA - Funding of Boys Club Building	11,253	11,253	-	78,771	78,771	-	135,036
THA - Funding of Corporate Overhead	12,384	12,384	-	86,687	86,687	-	148,607
THA - Funding Property Guest Artists	-	-	-	6,000	-	(6,000)	-
THA - Funding of ORCC	33,669	33,669	-	235,686	235,686	-	404,033
THA - Funding of PPS	14,682	14,682	(1)	102,772	102,772	-	176,180
THA - Encore Chiller Plant Reserve & Deficit Funding	70,000	70,000	-	240,000	240,000	-	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Art Project	-	-	-	-	-	-	300,000
THA - Belmont Height Homes	5,000	5,000	-	35,204	35,000	(204)	60,000
Transfer to AHDC	-	-	-	-	-	-	48,871
THA - Encore - Member Loans CPDG LLC	-	-	-	450,000	300,000	(150,000)	300,000
THA - Encore - Member Loans Tempo Encore	-	-	-	130,529	-	(130,529)	-
THA - Black Caucus Trip (Washington D.C.)	524	1,000	477	12,727	12,000	(727)	12,000
THA - Senior Cabaret, Elder Affairs, Fatherhood, Myon	-	3,875	3,875	30,757	27,125	(3,632)	46,500
THA - MLK Parade	-	417	417	1,850	2,917	1,067	5,000
THA - Encore CDD Funding	-	-	-	-	-	-	290,000
Affiliated Entities Operational Funding	\$ 172,038	\$ 177,240	\$ 5,202	\$ 1,582,388	\$ 1,295,679	\$ (286,709)	\$ 3,769,143

Tampa Housing Authority

Meridian River Development Corporation - Consolidated

Statement of Operations For The One and Nine Months Ended September 30, 2018

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2018	
Revenues:								
Gross Potential Rent	\$441,173	\$445,425	(\$4,252)	\$3,891,127	\$4,008,825	(\$117,698)	\$5,345,100	\$620
(Loss) Gain to Lease	(749)	(26,156)	25,407	(347)	(235,404)	235,057	(313,872)	(0)
Vacancy	(12,718)	(21,844)	9,126	(121,311)	(196,596)	75,285	(262,128)	(19)
Bad Debt	(900)	(5,100)	4,200	(13,368)	(45,900)	32,532	(61,200)	(2)
Concessions	(1,239)	(75)	(1,164)	(1,239)	(450)	(789)	(525)	(0)
Other Income	17,175	8,508	8,667	135,359	77,272	58,087	103,071	22
Total Revenues	\$442,742	\$400,758	\$41,984	\$3,890,221	\$3,607,747	\$282,474	\$4,810,446	\$620
Expenses:								
Administrative Salaries	30,486	40,197	9,711	279,477	361,773	82,296	482,364	45
Advertising & Promotion	4,906	7,290	2,384	44,551	71,760	27,209	94,530	7
Maintenance	76,992	94,269	17,277	657,402	728,431	71,029	975,358	105
Turnover Expense	18,313	33,736	15,423	206,302	381,799	175,497	483,707	33
Administrative	5,991	8,530	2,539	73,968	91,125	17,157	117,165	12
Utilities	29,971	34,930	4,959	260,398	317,670	57,272	423,260	42
Management Fees	30,731	29,653	(1,078)	227,427	266,877	39,450	355,836	36
Professional Fees	2,304	8,364	6,060	116,122	75,526	(40,596)	100,618	19
Insurance and Taxes	36,116	38,286	2,170	326,542	344,574	18,032	459,432	52
Total Expenses	\$235,810	\$295,255	\$59,445	\$2,192,189	\$2,639,535	\$447,346	\$3,492,270	\$349
Net Operating Income	\$206,932	\$105,503	\$101,429	\$1,698,032	\$968,212	\$729,820	\$1,318,176	\$271
Capitalized Improvements	-	8,750	8,750	-	483,050	483,050	509,300	-
Non-Capitalized Improvements	-	-	-	-	-	-	-	-
Income After Improvements	\$206,932	\$96,753	\$110,179	\$1,698,032	\$485,162	\$1,212,870	\$808,876	\$271
Debt Services	68,735	68,746	11	618,613	618,714	101	824,952	99
Income After Debt Services	\$138,197	\$28,007	(\$110,190)	\$1,079,419	(\$133,552)	(\$1,212,971)	(\$16,076)	\$172

Tampa Housing Authority

Meridian River Development Corporation - River Pines

Statement of Operations For The One and Nine Months Ended September 30, 2018

	Current Month			Fiscal YTD			Annual Budget 2018
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenues:							
Gross Potential Rent	\$151,660	\$143,405	\$8,255	\$1,342,009	\$1,290,645	\$51,364	\$1,720,860
(Loss) Gain to Lease	-	(75)	75	40	(675)	715	(900)
Vacancy	(4,920)	(8,207)	3,287	(48,773)	(73,863)	25,090	(98,484)
Bad Debt	(1,738)	(3,900)	2,162	(3,853)	(35,100)	31,247	(46,800)
Concessions	-	-	-	-	-	-	-
Other Income	2,943	2,575	368	22,840	23,175	(335)	30,900
Total Revenues	\$147,945	\$133,798	\$14,147	\$1,312,263	\$1,204,182	\$108,081	\$1,605,576
Expenses:							
Administrative Salaries	9,463	13,834	4,371	86,458	124,506	38,048	166,008
Advertising & Promotion	1,864	2,760	896	18,536	27,440	8,904	36,270
Maintenance	24,456	37,941	13,485	216,525	282,169	65,644	396,592
Turnover Expense	1,674	8,361	6,687	78,044	149,249	71,205	173,832
Administrative	1,659	2,708	1,049	21,630	27,572	5,942	35,546
Utilities	18,821	19,450	629	155,999	175,050	19,051	233,400
Management Fees	11,956	11,613	(343)	84,745	104,517	19,772	139,356
Professional Fees	828	3,383	2,555	33,918	30,447	(3,471)	40,596
Insurance and Taxes	8,370	8,452	82	75,330	76,068	738	101,424
Total Expenses	\$79,091	\$108,502	\$29,411	\$771,185	\$997,018	\$225,833	\$1,323,024
Net Operating Income	\$68,854	\$25,296	\$43,558	\$541,078	\$207,164	\$333,914	\$282,552
Capitalized Improvements	-	-	-	-	136,200	136,200	136,200
Non-Capitalized Improvements	-	-	-	-	-	-	-
Income After Improvements	\$68,854	\$25,296	\$43,558	\$541,078	\$70,964	\$470,114	\$146,352
Debt Services	11,472	11,474	2	103,246	103,266	20	137,688
Income After Debt Services	\$57,382	\$13,822	(\$43,560)	\$437,832	(\$32,302)	(\$470,134)	\$8,664

Tampa Housing Authority

Meridian River Development Corporation - Meridian

Statement of Operations For The One and Nine Months Ended September 30, 2018

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2018
Revenues:							
Gross Potential Rent	\$206,090	\$214,620	(\$8,530)	\$1,806,708	\$1,931,580	(\$124,872)	\$2,575,440
(Loss) Gain to Lease	(1,095)	(18,081)	16,986	4,921	(162,729)	167,650	(216,972)
Vacancy	(4,864)	(10,637)	5,773	(42,481)	(95,733)	53,252	(127,644)
Bad Debt	298	(900)	1,198	(2,475)	(8,100)	5,625	(10,800)
Concessions	(1,239)	-	(1,239)	(1,239)	-	(1,239)	-
Other Income	10,841	4,225	6,616	76,908	38,475	38,433	51,300
Total Revenues	\$210,031	\$189,227	\$20,804	\$1,842,342	\$1,703,493	\$138,849	\$2,271,324
Expenses:							
Administrative Salaries	10,897	14,916	4,019	97,422	134,244	36,822	178,992
Advertising & Promotion	2,165	2,730	565	18,968	25,620	6,652	34,160
Maintenance	40,158	40,642	484	300,017	297,358	(2,659)	383,624
Turnover Expense	15,739	23,675	7,936	108,153	213,075	104,922	284,100
Administrative	2,119	3,463	1,344	32,522	41,052	8,530	52,041
Utilities	7,778	11,380	3,602	78,114	102,420	24,306	136,560
Management Fees	13,286	12,700	(586)	98,126	114,300	16,174	152,400
Professional Fees	738	3,648	2,910	38,699	32,832	(5,867)	43,776
Insurance and Taxes	18,021	17,692	(329)	162,189	159,228	(2,961)	212,304
Total Expenses	\$110,901	\$130,846	\$19,945	\$934,210	\$1,120,129	\$185,919	\$1,477,957
Net Operating Income	\$99,130	\$58,381	\$40,749	\$908,132	\$583,364	\$324,768	\$793,367
Capitalized Improvements	-	8,750	8,750	-	155,350	155,350	181,600
Non-Capitalized Improvements	-	-	-	-	-	-	-
Income After Improvements	\$99,130	\$49,631	\$49,499	\$908,132	\$428,014	\$480,118	\$611,767
Debt Services	48,104	48,109	5	432,932	432,981	49	577,308
Income After Debt Services	\$51,026	\$1,522	(\$49,504)	\$475,200	(\$4,967)	(\$480,167)	\$34,459

Tampa Housing Authority

Meridian River Development Corporation - River Place

Statement of Operations For The One and Nine Months Ended September 30, 2018

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2018
Revenues:							
Gross Potential Rent	\$83,423	\$87,400	(\$3,977)	\$742,410	\$786,600	(\$44,190)	\$1,048,800
(Loss) Gain to Lease	346	(8,000)	8,346	(5,308)	(72,000)	66,692	(96,000)
Vacancy	(2,934)	(3,000)	66	(30,057)	(27,000)	(3,057)	(36,000)
Bad Debt	540	(300)	840	(7,040)	(2,700)	(4,340)	(3,600)
Concessions	-	(75)	75	-	(450)	450	(525)
Other Income	3,391	1,708	1,683	35,611	15,622	19,989	20,871
Total Revenues	\$84,766	\$77,733	\$7,033	\$735,616	\$700,072	\$35,544	\$933,546
Expenses:							
Administrative Salaries	10,126	11,447	1,321	95,597	103,023	7,426	137,364
Advertising & Promotion	877	1,800	923	7,047	18,700	11,653	24,100
Maintenance	12,378	15,686	3,308	140,860	148,904	8,044	195,142
Turnover Expense	900	1,700	800	20,105	19,475	(630)	25,775
Administrative	2,213	2,359	146	19,816	22,501	2,685	29,578
Utilities	3,372	4,100	728	26,285	40,200	13,915	53,300
Management Fees	5,489	5,340	(149)	44,556	48,060	3,504	64,080
Professional Fees	738	1,333	595	43,505	12,247	(31,258)	16,246
Insurance and Taxes	9,725	12,142	2,417	89,023	109,278	20,255	145,704
Total Expenses	\$45,818	\$55,907	\$10,089	\$486,794	\$522,388	\$35,594	\$691,289
Net Operating Income	\$38,948	\$21,826	\$17,122	\$248,822	\$177,684	\$71,138	\$242,257
Capitalized Improvements	-	-	-	-	191,500	191,500	191,500
Non-Capitalized Improvements	-	-	-	-	-	-	-
Income After Improvements	\$38,948	\$21,826	\$17,122	\$248,822	(\$13,816)	\$262,638	\$50,757
Debt Services	9,159	9,163	4	82,435	82,467	32	109,956
Income After Debt Services	\$29,789	\$12,663	(\$17,126)	\$166,387	(\$96,283)	(\$262,670)	(\$59,199)

City, ST.: **Tampa, FL** #/AVP: **Dawn A. Wolter**
 Month/Year: **September-18** Units: **160**

Ella at Encore Monthly Executive Summary

Physical Occupancy **99.38%**
 Ending Cash **\$95,331** Payables **\$0**
 Accruals **\$10,735**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$59,594.00	\$52,675.00	\$6,919	13%	\$535,856.00	\$474,075.00	\$61,781	13%
Rent Rev - Tenant Subsidy Payment	\$57,641.00	\$58,571.00	(\$930)	2%	\$553,290.00	\$527,139.00	\$26,151	5%
TOTAL MARKET RENT	\$117,235.00	\$111,246.00	\$5,989	5%	\$1,089,146.00	\$1,001,214.00	\$87,932	9%
Rent Rev - Foregone (Lost) Rent	(\$7,840.00)	(\$32.00)	(\$7,808)	24400%	(\$71,099.00)	(\$4,051.00)	(\$67,048)	1655%
Rent Rev - Excess Income	\$2,873.00	\$4,047.00	(\$1,174)	29%	\$28,787.00	\$36,423.00	(\$7,636)	21%
GROSS POSSIBLE	\$112,268.00	\$115,261.00	(\$2,993)	3%	\$1,046,834.00	\$1,033,586.00	\$13,248	1%
Vacancy - Apartments	(\$695.00)	(\$3,336.00)	\$2,641	79%	(\$32,567.00)	(\$29,913.00)	(\$2,654)	9%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$551.00)	\$0.00	(\$551)	100%
TOTAL VACANCIES	(\$695.00)	(\$3,336.00)	\$2,641	79%	(\$33,118.00)	(\$29,913.00)	(\$3,205)	11%
2 NET RENTAL INCOME	\$111,573.00	\$111,925.00	(\$352)	0%	\$1,013,716.00	\$1,003,673.00	\$10,043	1%
Laundry & Vending Rev	\$434.00	\$530.00	(\$96)	18%	\$4,303.46	\$4,590.00	(\$287)	6%
Tenant Charges	\$680.00	\$665.00	\$15	2%	\$2,818.71	\$4,355.00	(\$1,536)	35%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$2.00	\$0.00	\$2	100%	\$1,745.18	\$0.00	\$1,745	100%
Misc Rev	\$205.23	\$25.00	\$180	721%	\$3,400.02	\$1,125.00	\$2,275	202%
TOTAL OTHER REVENUE	\$1,321.23	\$1,220.00	\$101	8%	\$12,267.37	\$10,070.00	\$2,197	22%
3 TOTAL REVENUE	\$112,894.23	\$113,145.00	(\$251)	0%	\$1,025,983.37	\$1,013,743.00	\$12,240	1%
4 Administrative Exp	\$10,825.08	\$12,842.00	\$2,017	16%	\$111,036.74	\$120,865.00	\$9,828	8%
5 Payroll Exp	\$24,642.02	\$27,191.00	\$2,549	9%	\$236,050.11	\$254,049.00	\$17,999	7%
6 Utilities Exp	\$31,738.98	\$31,323.00	(\$416)	1%	\$225,290.09	\$228,023.00	\$2,733	1%
7 Supplies & Repairs	\$1,042.32	\$1,560.00	\$518	33%	\$18,381.31	\$21,265.00	\$2,884	14%
8 Contract Services	\$9,218.75	\$9,302.00	\$83	1%	\$63,422.98	\$57,638.00	(\$5,785)	10%
9 Turnkey/Lease Exp	\$331.31	\$480.00	\$149	31%	\$5,696.71	\$8,340.00	\$2,643	32%
10 Other Operating Exp	\$1,852.60	\$1,173.00	(\$680)	58%	\$31,523.76	\$16,274.00	(\$15,250)	94%
11 Taxes & Insurance	\$7,926.95	\$9,022.00	\$1,095	12%	\$73,664.60	\$81,604.00	\$7,939	10%
12 COST OF OPERATIONS	\$87,578.01	\$92,893.00	\$5,315	6%	\$765,066.30	\$788,058.00	\$22,992	3%
13 PROFIT/LOSS FROM OPERATIONS	\$25,316.22	\$20,252.00	\$5,064	25%	\$260,917.07	\$225,685.00	\$35,232	16%
14 Financial Expenses	\$19,670.75	\$19,800.00	\$129	1%	\$178,203.59	\$179,434.00	\$1,230	1%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$15,993.00	\$9,000.00	(\$6,993)	78%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$4,645.47	(\$548.00)	\$5,193	948%	\$66,720.48	\$37,251.00	\$29,469	79%
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$524,953.80	\$524,952.00	(\$2)	0%
19 NET PROFIT OR LOSS	(\$53,682.73)	(\$58,876.00)	\$5,193	9%	(\$458,233.32)	(\$487,701.00)	\$29,468	6%
20 Reserves	\$112.62	(\$465.00)	(\$578)	124%	(\$144.89)	(\$4,957.00)	(\$4,812)	97%
21 NET CASH SURPLUS	(\$53,795.35)	(\$58,411.00)	\$4,616	8%	(\$458,088.43)	(\$482,744.00)	\$24,656	5%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$33,258.38	\$46,099.00	\$12,841	28%

ECONOMIC OCCUPANCY

104.42%

104.04%

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**
 Month/Year: **September-18** Units: **141**

TRIO AT ENCORE
Monthly Executive Summary

Physical Occupancy **99.29%**
 Ending Cash **\$144,577** Payables **\$768**
 Accruals **\$17,617**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$74,914.00	\$73,038.00	\$1,876	3%	\$668,325.74	\$658,791.00	\$9,535	1%
Rent Rev - Tenant Subsidy Payment	\$62,888.00	\$64,771.00	(\$1,883)	3%	\$564,589.00	\$581,490.00	(\$16,901)	3%
TOTAL MARKET RENT	\$137,802.00	\$137,809.00	(\$7)	0%	\$1,232,914.74	\$1,240,281.00	(\$7,366)	1%
Rent Rev - Foregone (Lost) Rent	(\$1,138.00)	(\$768.00)	(\$370)	48%	(\$17,965.98)	(\$24,686.00)	\$6,720	27%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
GROSS POSSIBLE	\$136,664.00	\$137,041.00	(\$377)	0%	\$1,214,948.76	\$1,215,595.00	(\$646)	0%
Vacancy - Apartments	(\$2,538.00)	(\$6,852.00)	\$4,314	63%	(\$30,392.87)	(\$60,781.00)	\$30,388	50%
Admin Rent Free Unit	(\$537.50)	(\$625.00)	\$88	14%	(\$4,837.50)	(\$5,625.00)	\$788	14%
Rental Concessions	(\$117.50)	\$0.00	(\$118)	100%	(\$2,029.96)	\$0.00	(\$2,030)	100%
TOTAL VACANCIES	(\$3,193.00)	(\$7,477.00)	\$4,284	57%	(\$37,260.33)	(\$66,406.00)	\$29,146	44%
2 NET RENTAL INCOME	\$133,471.00	\$129,564.00	\$3,907	3%	\$1,177,688.43	\$1,149,189.00	\$28,499	2%
Laundry & Vending Rev	\$45.00	\$380.00	(\$335)	88%	\$2,452.08	\$3,240.00	(\$788)	24%
Tenant Charges	\$1,350.00	\$2,424.00	(\$1,074)	44%	\$12,598.09	\$21,028.00	(\$8,430)	40%
Tenant Charges - Water Sewer Reimb	\$15,160.96	\$11,167.00	\$3,994	36%	\$75,118.34	\$93,664.00	(\$18,546)	20%
Damages & Cleaning	\$494.62	\$350.00	\$145	41%	\$3,656.23	\$3,150.00	\$506	16%
Forfeited Deposits	\$0.00	\$0.00	\$0	0%	\$832.87	\$0.00	\$833	100%
Misc Rev	\$533.96	\$50.00	\$484	968%	\$4,777.92	\$1,350.00	\$3,428	254%
TOTAL OTHER REVENUE	\$17,584.54	\$14,371.00	\$3,214	22%	\$99,435.53	\$122,432.00	(\$22,996)	19%
3 TOTAL REVENUE	\$151,055.54	\$143,935.00	\$7,121	5%	\$1,277,123.96	\$1,271,621.00	\$5,503	0%
4 Administrative Exp	\$11,718.70	\$14,173.00	\$2,454	17%	\$124,892.97	\$134,142.00	\$9,249	7%
5 Payroll Exp	\$25,022.80	\$29,607.00	\$4,584	15%	\$232,031.22	\$271,924.00	\$39,893	15%
6 Utilities Exp	\$21,928.13	\$30,721.00	\$8,793	29%	\$186,942.79	\$239,357.00	\$52,414	22%
7 Supplies & Repairs	\$2,953.41	\$4,150.00	\$1,197	29%	\$25,233.36	\$23,740.00	(\$1,493)	6%
8 Contract Services	\$11,621.72	\$8,505.00	(\$3,117)	37%	\$76,574.69	\$55,306.00	(\$21,269)	38%
9 Turnkey/Lease Exp	\$2,010.00	\$1,755.00	(\$255)	15%	\$9,436.70	\$13,365.00	\$3,928	29%
10 Other Operating Exp	\$3,205.73	\$450.00	(\$2,756)	612%	\$26,944.94	\$6,820.00	(\$20,125)	295%
11 Taxes & Insurance	\$21,202.14	\$20,573.00	(\$629)	3%	\$195,429.39	\$186,475.00	(\$8,954)	5%
12 COST OF OPERATIONS	\$99,662.63	\$109,934.00	\$10,271	9%	\$877,486.06	\$931,129.00	\$53,643	6%
13 PROFIT/LOSS FROM OPERATIONS	\$51,392.91	\$34,001.00	\$17,392	51%	\$399,637.90	\$340,492.00	\$59,146	17%
14 Financial Expenses	\$38,467.74	\$38,941.00	\$473	1%	\$345,681.26	\$352,012.00	\$6,331	2%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$7,000.00	\$9,000.00	\$2,000	22%
16 Insurable Losses	\$10,221.57	\$0.00	(\$10,222)	100%	(\$91,876.51)	\$0.00	\$91,877	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$1,703.60	(\$5,940.00)	\$7,644	129%	\$138,833.15	(\$20,520.00)	\$159,353	777%
18 Depreciation/Amortization	\$57,189.00	\$57,012.00	(\$177)	0%	\$513,993.00	\$513,108.00	(\$885)	0%
19 NET PROFIT OR LOSS	(\$55,485.40)	(\$62,952.00)	\$7,467	12%	(\$375,159.85)	(\$533,628.00)	\$158,468	30%
20 Reserves	(\$10,067.96)	(\$6,281.00)	\$3,787	60%	(\$65,590.41)	(\$58,072.00)	\$7,518	13%
21 NET CASH SURPLUS	(\$45,417.44)	(\$56,671.00)	\$11,254	20%	(\$309,569.44)	(\$475,556.00)	\$165,987	35%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$3,065.92	\$21,910.00	\$18,844	86%

ECONOMIC OCCUPANCY

100.83%

101.48%

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**
 Month/Year: **September-18** Units: **158**

REED AT ENCORE Monthly Executive Summary

Physical Occupancy **99.36%**
 Ending Cash **\$683,273** Payables **\$619**
 Accruals **\$6,719**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE	\$0.00	\$0.00						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$32,968.00	\$29,622.00	\$3,346	11%	\$293,989.10	\$266,598.00	\$27,391	10%
Rent Rev - Tenant Subsidy Payment	\$98,495.00	\$101,841.00	(\$3,346)	3%	\$891,479.90	\$916,569.00	(\$25,089)	3%
TOTAL MARKET RENT	\$131,463.00	\$131,463.00	\$0	0%	\$1,185,469.00	\$1,183,167.00	\$2,302	0%
Rent Rev - Foregone (Lost) Rent	\$0.00	\$0.00	\$0	0%	(\$1,918.43)	(\$283.00)	(\$1,635)	578%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$76.07	\$0.00	\$76	100%
GROSS POSSIBLE	\$131,463.00	\$131,463.00	\$0	0%	\$1,183,626.64	\$1,182,884.00	\$743	0%
Vacancy - Apartments	(\$1,078.00)	(\$3,944.00)	\$2,866	73%	(\$12,838.00)	(\$35,487.00)	\$22,649	64%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$126.00)	\$0.00	(\$126)	100%
TOTAL VACANCIES	(\$1,078.00)	(\$3,944.00)	\$2,866	73%	(\$12,964.00)	(\$35,487.00)	\$22,523	63%
2 NET RENTAL INCOME	\$130,385.00	\$127,519.00	\$2,866	2%	\$1,170,662.64	\$1,147,397.00	\$23,266	2%
Laundry & Vending Rev	\$436.00	\$630.00	(\$194)	31%	\$4,008.00	\$5,490.00	(\$1,482)	27%
Tenant Charges	\$478.00	\$555.00	(\$77)	14%	\$2,203.00	\$3,190.00	(\$987)	31%
Tenant Charges - Water Sewer Reimb	\$8.00	\$0.00	\$8	100%	\$693.40	\$0.00	\$693	100%
Damages & Cleaning	(\$400.00)	\$0.00	(\$400)	100%	(\$390.00)	\$0.00	(\$390)	100%
Misc Rev	\$514.07	\$25.00	\$489	1956%	\$6,810.28	\$963.00	\$5,847	607%
TOTAL OTHER REVENUE	\$1,036.07	\$1,210.00	(\$174)	14%	\$13,324.68	\$9,643.00	\$3,682	38%
3 TOTAL REVENUE	\$131,421.07	\$128,729.00	\$2,692	2%	\$1,183,987.32	\$1,157,040.00	\$26,947	2%
4 Administrative Exp	\$10,946.61	\$13,119.00	\$2,172	17%	\$108,849.44	\$116,998.00	\$8,149	7%
5 Payroll Exp	\$26,178.11	\$27,040.00	\$862	3%	\$225,085.31	\$248,626.00	\$23,541	9%
6 Utilities Exp	\$23,061.61	\$22,393.00	(\$669)	3%	\$181,293.99	\$190,276.00	\$8,982	5%
7 Supplies & Repairs	\$3,895.29	\$3,760.00	(\$135)	4%	\$23,453.28	\$23,040.00	(\$413)	2%
8 Contract Services	\$8,428.41	\$7,316.00	(\$1,112)	15%	\$60,873.34	\$53,610.00	(\$7,263)	14%
9 Turnkey/Lease Exp	\$480.00	\$605.00	\$125	21%	\$4,130.89	\$5,875.00	\$1,744	30%
10 Other Operating Exp	\$830.00	\$545.00	(\$285)	52%	\$4,799.42	\$3,137.00	(\$1,662)	53%
11 Taxes & Insurance	\$9,844.53	\$9,641.00	(\$204)	2%	\$87,235.83	\$88,595.00	\$1,359	2%
12 COST OF OPERATIONS	\$83,664.56	\$84,419.00	\$754	1%	\$695,721.50	\$730,157.00	\$34,436	5%
13 PROFIT/LOSS FROM OPERATIONS	\$47,756.51	\$44,310.00	\$3,447	8%	\$488,265.82	\$426,883.00	\$61,383	14%
14 Financial Expenses	\$30,041.49	\$54,437.00	\$24,396	45%	\$266,373.70	\$492,713.00	\$226,339	46%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$7,000.00	\$9,000.00	\$2,000	22%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$6,850.00	\$0.00	(\$6,850)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$16,715.02	(\$11,127.00)	\$27,842	250%	\$208,042.12	(\$74,830.00)	\$282,872	378%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$594,486.00	\$594,486.00	\$0	0%
19 NET PROFIT OR LOSS	(\$49,338.98)	(\$77,181.00)	\$27,842	36%	(\$386,443.88)	(\$669,316.00)	\$282,872	42%
20 Reserves	(\$2,754.93)	(\$27,467.00)	(\$24,712)	90%	(\$20,771.19)	(\$251,936.00)	(\$231,165)	92%
21 NET CASH SURPLUS	(\$46,584.05)	(\$49,714.00)	\$3,130	6%	(\$365,672.69)	(\$417,380.00)	\$51,707	12%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$2,054.71	\$11,240.00	\$9,185	82%

ECONOMIC OCCUPANCY

100.00%

100.16%

Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for The One and Nine Months Ended September 30, 2018

	Current Month			Fiscal YTD			Budget 2018	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues								
Gross Potential Rent	\$ 184,472	174,265	\$ 10,207	\$ 1,593,004	1,568,385	\$ 24,619	\$ 2,091,180	\$ 819
Vacancy Budget	(6,899)	(8,900)	2,001	(25,736)	(80,100)	54,364	(106,800)	(13)
Economic Rent	\$ 177,573	165,365	12,208	1,567,268	1,488,285	78,983	1,984,380	806
HUD Public Housing Subsidy	8,018	9,000	(982)	72,379	81,000	(8,621)	108,000	37
Concessions	(1,166)	(750)	(416)	(4,279)	(6,750)	2,471	(9,000)	(2)
Other Non-Rental Income	5,226	5,820	(594)	61,565	52,380	9,185	69,840	32
Bad Debt	(3,893)	(1,800)	(2,093)	(26,138)	(15,000)	(11,138)	(20,000)	(13)
Total Rental Revenue	\$ 185,758	\$ 177,635	\$ 8,123	\$ 1,670,795	\$ 1,599,915	\$ 70,880	\$2,133,220	\$ 859
Interest Income	588	-	588	4,264	-	4,264	-	2
Total Revenue	\$ 186,346	\$ 177,635	\$ 8,711	\$ 1,675,059	\$ 1,599,915	\$ 75,144	\$2,133,220	\$ 862
Expenses								
Salaries	12,443	15,800	3,357	115,946	142,200	26,254	189,600	60
Advertising & Promotion	863	705	(158)	13,339	13,907	568	16,822	7
Maintenance	30,862	29,736	(1,126)	259,240	250,519	(8,721)	354,057	133
Administrative	6,256	6,380	124	57,992	61,436	3,444	81,455	30
Turnover Expenses	8,458	13,435	4,977	110,597	111,430	833	108,865	57
Utilities	7,175	9,180	2,005	56,327	80,620	24,293	108,160	29
Professional Fees	2,332	4,000	1,668	36,618	36,000	(618)	48,000	19
Insurance and Taxes	11,550	15,582	4,032	104,490	140,238	35,748	186,984	54
Management Fee	8,628	8,070	(558)	77,495	72,630	(4,865)	96,840	40
Total Expenses	\$ 88,567	\$ 102,888	\$ 14,321	\$ 832,044	\$ 908,980	\$ 76,936	\$1,190,783	\$ 428
Net Operating Income	\$ 97,779	\$ 74,747	\$ 23,032	\$ 843,015	\$ 690,935	\$ 152,080	\$ 942,437	\$ 434
Debt Service - (Mortgage Principle)	18,134	18,719	585	163,206	168,471	5,265	224,628	84
Interest	52,350	51,899	(451)	474,494	467,091	(7,403)	622,788	244
Interest Accrual Dfd Devel. Fee and Le	23,088	25,630	2,542	207,792	230,670	22,878	307,560	107
Replacement Reserves	3,790	3,790	-	34,110	34,110	-	45,480	18
Building Improvements	-	25,000	25,000	238,745	289,100	50,355	370,100	123
Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves	\$ 417	\$ (50,291)	\$ (4,644)	\$ (275,332)	\$ (498,507)	\$ 223,175	\$ (628,119)	\$ (142)

Tampa Housing Authority

Osborne Landing, LTD.

43 Units

Statement of Operations for the One and Ten Months Ended October 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 21,197	\$ 20,015	\$ 1,182	\$ 207,375	\$ 200,151	\$ 7,224	\$ 240,181	\$ 482
Subsidies / Grant Income	9,242	10,000	(758)	96,322	100,000	(3,678)	120,000	\$ 224
Other Revenue	1,738	-	1,738	21,218	-	21,218	-	\$ 49
Total Revenue	\$ 32,177	\$ 30,015	\$ 2,162	\$ 324,915	\$ 300,151	\$ 24,764	\$ 360,181	\$ 756
Expenses								
Admin Salaries / Benefits	4,457	3,520	(937)	42,823	35,202	(7,620)	42,243	\$ 100
Administrative Expenses	526	2,907	2,381	26,000	29,067	3,067	34,880	\$ 60
Management Fees	1,333	1,333	-	13,337	13,333	(4)	16,000	\$ 31
Utilities	2,878	1,575	(1,303)	26,336	15,750	(10,586)	18,900	\$ 61
Maintenance Salary / Benefits	4,802	4,359	(443)	42,192	43,587	1,395	52,304	\$ 98
Maintenance Expenses	2,118	1,846	(272)	18,451	18,458	8	22,150	\$ 43
Contracted Maintenance Services	4,507	4,358	(149)	41,257	43,583	2,326	52,300	\$ 96
General Expenses	12,714	8,405	(4,309)	86,904	84,052	(2,852)	100,863	\$ 202
Total Expenses	\$ 33,335	\$ 28,303	\$ (5,032)	\$ 297,299	\$ 283,033	\$ (14,267)	\$ 339,640	\$ 691
Net Operating Income	\$ (1,157)	\$ 1,712	\$ (2,869)	\$ 27,616	\$ 17,118	\$ 10,498	\$ 20,541	\$ 64
Replacement Reserve	1,254	1,254	-	12,542	12,542	-	15,050	\$ 29
Operating Income after Reserves	\$ (2,412)	\$ 458	\$ (2,869)	\$ 15,074	\$ 4,576	\$ 10,498	\$ 5,491	\$ 35

HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
October 2018

Department of Asset Management Leonard Burke, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

During the month of October 2018, the Asset Management Department conducted a community safety meeting at Robles Park Apartments to address the concerns of the residents. Representatives of the Tampa Housing Authority, Tampa Police Department and resident council leaders, was present during this meeting. Several areas of concerns were discussed, including additional security. A safety plan was developed that involves the residents, management and TPD.

Robles Park also hosted an urban community music festival with the City Plan Restoring Communities organization.

The new washer and dryer installation in the community laundry was completed at Shimberg Estate, Squire Villa and Seminole Park.

Encore Properties

In an effort to prevent oversized vehicles from entering the second floor of the parking garage, The Trio at Encore installed a commercial grade parking garage headache bar on the first floor. The headache bar was installed at a standard height to restrict vehicles larger than the weight capacity of the parking deck from traveling up the ramp and causing damage to the parking structure.

Cedar Pointe Apartments

The construction turnover date for Cedar Pointe Phase II to the property management team has been rescheduled again to the mid-November. Management has notified all the applicants of the revised delivery date. Cedar Pointe Phase II will consist of 24 one, two and three bedroom units.

Meridian River Development Corporation

At River Pine Apartments, as the residents move-out of their apartment, Management is completing modified unit upgrades to the apartment. The upgrades include new appliances, flooring, cabinets and countertops. To date, over 100 units have been completed with the new upgrades.

Meridian Apartments received an insurance risk assessment during the month of October. All the suggested improvements were noted and completed by management.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

Oct-18

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	99.50%	97.54%
Robles, LLC	93.89%	97.45%
Scruggs Manor, LLC	99.53%	99.42%
Azzarelli	100.00%	100.00%
Scruggs Manor	99.07%	98.84%
Seminole, LLC	98.25%	99.00%
Seminole Park	98.58%	98.00%
Moses White Estates	97.92%	100.00%
Shimberg, LLC	99.69%	94.85%
Shimberg Estates	99.75%	100.00%
Squire Villa	100.00%	93.33%
C. Blythe Andrews	99.33%	91.23%
Arbors, LLC	99.86%	97.16%
Arbors at Padgett Estates	99.37%	98.32%
Azeele	100.00%	100.00%
Bay Ceia Apartments	100.00%	100.00%
Soho Place Apartments	99.96%	100.00%
St. Louis/St. Conrad	100.00%	87.50%
Overall Average	98.45%	97.64%

October-18**Tenant Accounts Receivable**

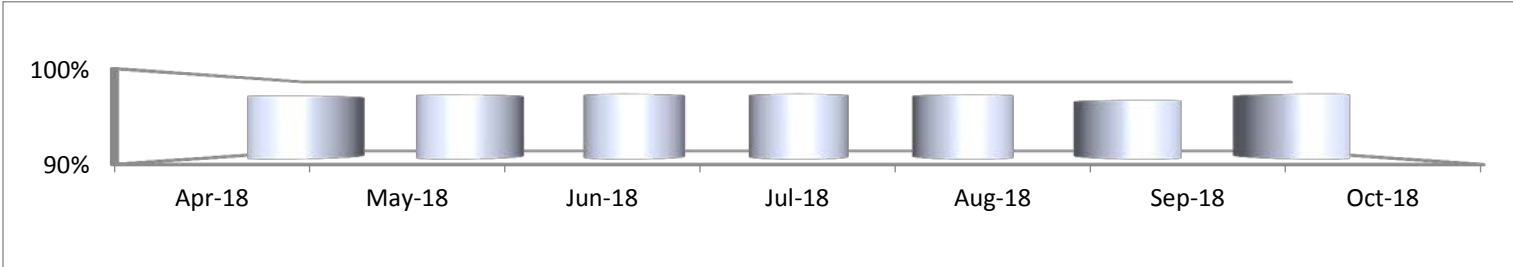
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$728,938.00	\$4,041.00	\$384.00	\$0.00	\$0.00	\$3,657.00	99.50%
Robles Park, LLC	\$342,694.00	\$28,010.00	\$5,010.00	\$0.00	\$2,071.00	\$20,929.00	93.89%
Scruggs Manor, LLC	\$203,225.00	\$1,391.00	\$0.00	\$0.00	\$0.00	\$1,391.00	99.53%
Azzarelli	\$54,311.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Scruggs Manor	\$148,914.00	\$1,391.00	\$0.00	\$0.00	\$0.00	\$1,391.00	99.07%
Seminole Park, LLC	\$301,117.00	\$6,507.00	\$1,063.00	\$0.00	\$308.00	\$5,136.00	98.25%
Seminole Park	\$171,457.00	\$3,386.00	\$636.00	\$0.00	\$308.00	\$2,442.00	98.58%
Moses White Estates	\$129,660.00	\$3,121.00	\$427.00	\$0.00	\$0.00	\$2,694.00	97.92%
Shimberg, LLC	\$280,968.00	\$1,375.00	\$269.00	\$0.00	\$0.00	\$1,106.00	99.69%
Shimberg Estates	\$129,960.00	\$330.00	\$0.00	\$0.00	\$0.00	\$330.00	99.75%
Squire Villa	\$35,533.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$115,475.00	\$1,045.00	\$269.00	\$0.00	\$0.00	\$776.00	99.33%
Arbors, LLC	\$305,771.00	\$3,466.00	\$0.00	\$0.00	\$2,285.00	\$1,181.00	99.86%
Arbors at Padgett	\$185,764.00	\$3,457.00	\$0.00	\$0.00	\$2,285.00	\$1,172.00	99.37%
Azeele	\$12,645.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Bay Ceia Apartments	\$66,619.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Soho Place	\$20,126.00	\$9.00	\$0.00	\$0.00	\$0.00	\$9.00	99.96%
St. Louis/St. Conrad	\$20,617.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Totals	\$2,162,713.00	\$44,790.00	\$6,726.00	\$0.00	\$4,664.00	\$33,400.00	98.45%

**Reporting Month: October 2018
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	450	1	0	2	447	436	11	11	97.54%
Robles, LLC	433	1	1	0	431	420	11	9	97.45%
Scruggs Manor, LLC	116	0	0	0	116	115	1	1	99.42%
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	85	1	1	98.84%
Seminole Park, LLC	169	0	0	0	169	167	2	2	99.00%
Seminole Park	100	0	0	0	100	98	2	2	98.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
Shimberg, LLC	165	0	0	0	165	158	7	6	94.85%
Shimberg Estates	78	0	0	0	78	78	0	0	100.00%
Squire Villa	30	0	0	0	30	28	2	2	93.33%
C.B. Andrews	57	0	0	0	57	52	5	4	91.23%
Arbors, LLC	191	0	0	0	191	188	3	3	97.16%
Arbors at Padgett	119	0	0	0	119	117	2	2	98.32%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	40	0	0	100.00%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	7	1	1	87.50%
Total	1,524	2	1	2	1,519	1,484	35	32	97.64%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

97.64%



Agency Wide	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18
Total Units	3,043	3,043	3,043	3,043	3,043	3,043	3,043
Service/Non-Dwelling	2	2	2	2	2	2	2
Fire Casualty	1	1	1	1	1	1	1
Conversion units	0	0	0	0	0	0	0
Demolition units	821	821	821	821	821	821	821
Modernization	2	2	2	2	2	2	2
Available	1,519	1,519	1,519	1,519	1,519	1,519	1,519
Occupied	1,480	1,482	1,483	1,483	1,482	1,472	1,484
Vacant	39	37	36	36	37	47	35
% Occupancy Rate	97.43%	97.56%	97.63%	97.63%	97.56%	96.90%	97.64%

**HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
October 2018**

**Department of Assisted Housing
Margaret Jones, Director**

THA continues to work with families from Tampa Park to transition into the Housing Choice Voucher Program. The relocation specialists will be on site starting the week of August 13th with a departure date of December 13th. All families that are eligible have been issued a voucher.

THA is starting the pre-leasing activities for the TEMPO which contains 122 project based units. It is anticipated that leasing will be effective for November 2018.

HUD has awarded 55 Mainstream vouchers for non-elderly disabled families. A meeting has been arranged with different partnering agencies to review the referral process and discuss the best way to utilize the vouchers. THA is still awaiting the announcement of the FUP grant.

The Family Self-Sufficiency Grant is due to be submitted prior to November 30th 2018 for calendar year 2019.

The agency will be moving forward with Yard's Rent Café. This Yardi module will allow the agency to conduct business through tenant and landlord portals. The most exciting feature will be the ability to conduct re-certifications online. THA has also arranged for a quarterly phone call with other housing agencies that utilize Yardi to get feedback on their experiences.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	440
Workshops	1
Escrows	247
Graduates	3
Homeownership	2
Escrow	56%
Graduates	Rela Albury \$1,000 Tricia Johnson \$6,036 Quinecia Fesser \$2,243
New Home Owner	Monique Graves Jennifer Medina

SPECIAL GRANT PROGRAMS

The department also operates two grant funded programs: **HOPWA** (Housing Opportunity for Persons with AIDS) and **Permanent Supportive Housing**. The HOPWA program is a rental assistance program for persons with AIDS with a supportive service aspect. The Tampa Housing Authority was awarded \$575,347 through the City to operate the HOPWA program for fiscal year 2017. This grant will afford about 75 families rental assistance throughout Hillsborough County. This will be a three year grant instead of one year as previously awarded.

Permanent Supportive Housing grants were successfully submitted 10/2017 to HUD through the Continuum of Care which provides rental assistance for 54 homeless disabled individuals and families.

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

The Family Unification Program (FUP) is a program under which Housing Choice Vouchers (HCVs) are provided to two different populations:

Families for whom the lack of adequate housing is a primary factor in:

- a. The imminent placement of the family's child or children in out-of-home care, or
- b. The delay in the discharge of the child or children to the family from out-of-home care.

The baseline for the FUP program is 405 vouchers.

HUD-VASH

The HUDVASH program is administered to assist 783 homeless veterans. This program began July 1, 2008 with 105 vouchers and was increased by 35 vouchers October 1, 2009. June 1, 2010 THA was awarded an additional 150 VASH vouchers. August 1, 2011 the agency was awarded an additional 75 vouchers. THA was awarded another 75 effective April 1, 2012. THA received another award of 205 HUD-VASH Vouchers effective August 1, 2013. Another increment of 22 vouchers was received October 1, 2014 and another 12 December 2014. We have partnered with the Department of Veterans Affairs which is responsible to refer families to the agency. THA then proceeds with the necessary steps to determine eligibility. THA received an additional 45 HUDVASH vouchers effective May 1, 2015. THA was approved for an additional HUDVASH project based vouchers November 1, 2015. THA received an additional 39 vouchers effective June 2016. November 1st, 2016 an additional 20 were added to the Project Based HUDVASH voucher inventory.

NED

250 designated housing vouchers enable non-elderly disabled families, who would have been eligible for a public housing unit if occupancy of the unit or entire project had not been restricted to elderly families only through an approved Designated Housing Plan, to receive rental assistance. These vouchers may also assist non-elderly disabled families living in a designated unit/project/building to move from that project if they so choose. The family does not have to be listed on the PHA's voucher waiting list. Instead they may be admitted to the program as a special admission. Once the impacted families have been served, the PHA may begin issuing these vouchers to non-elderly disabled families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA's HCV waiting list.

PORTABILITY

The agency currently administers **175** families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

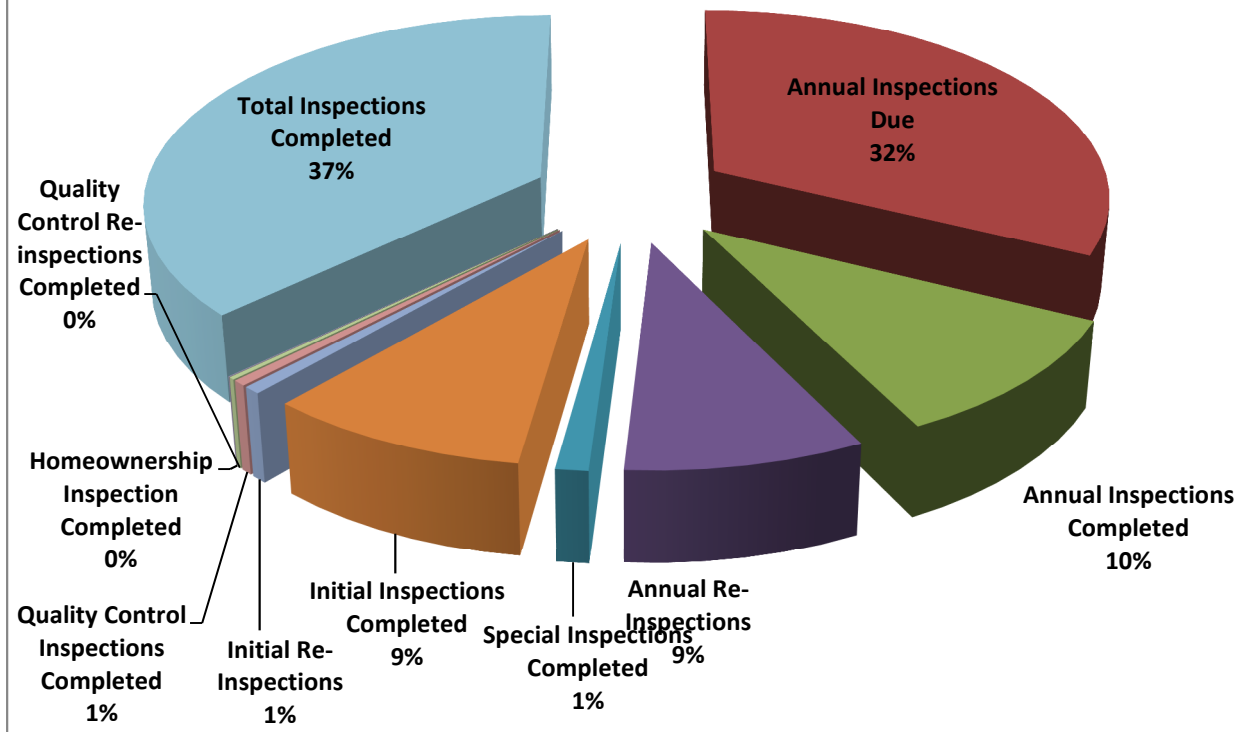
LEASING AND FUNDING

The current attrition rate is 75 families a month and the average HAP is \$679

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
HCV/VASH PROGRAM	8,500	8,347	98% Monthly	
RAD	1,601	1,512	94% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
HCV/VASH/RAD PROGRAM	\$6,741,836	\$6,694,775	99%	100%

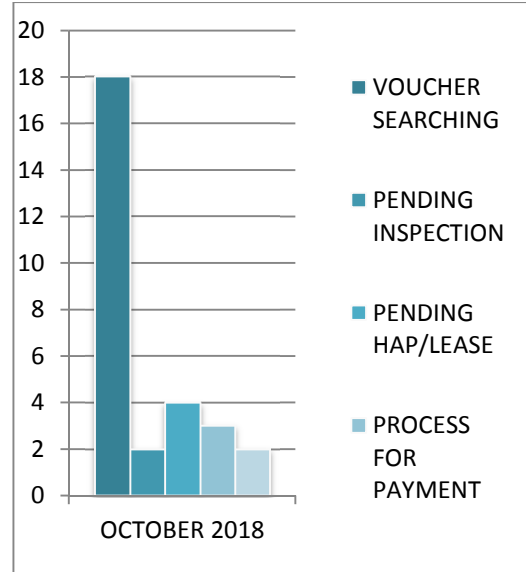
	MONTHLY TOTAL
INSPECTION TYPE	
Annual Inspections Due	871
Annual Inspections Completed	279
Annual Re-Inspections	227
Special Inspections Completed	31
Special Re-inspections Completed	15
Initial Inspections Completed	251
Initial Re-Inspections	17
Quality Control Inspections Completed	13
Quality Control Re- inspections Completed	6
Homeownership Inspection Completed	1
Total Inspections Completed	1002

OCTOBER 2018

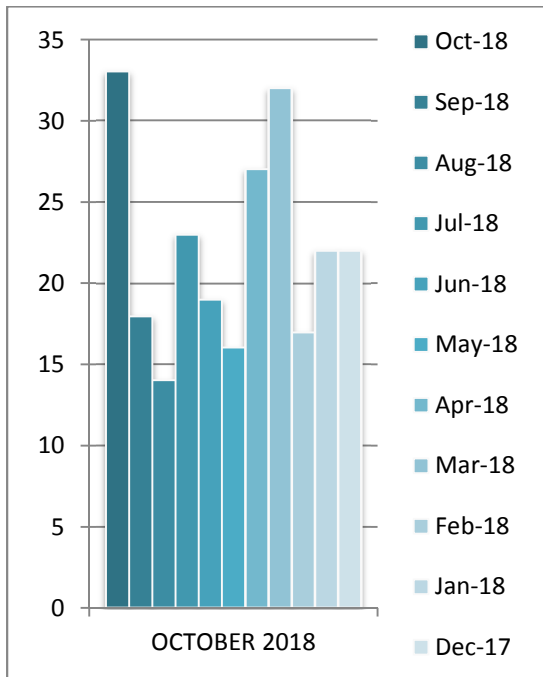


WAITING LIST REPORT OCTOBER 2018

VOUCHER SEARCHING	18
PENDING INSPECTION	2
PENDING HAP/LEASE	4
PROCESS FOR PAYMENT	3
To issue in 11/2018	2

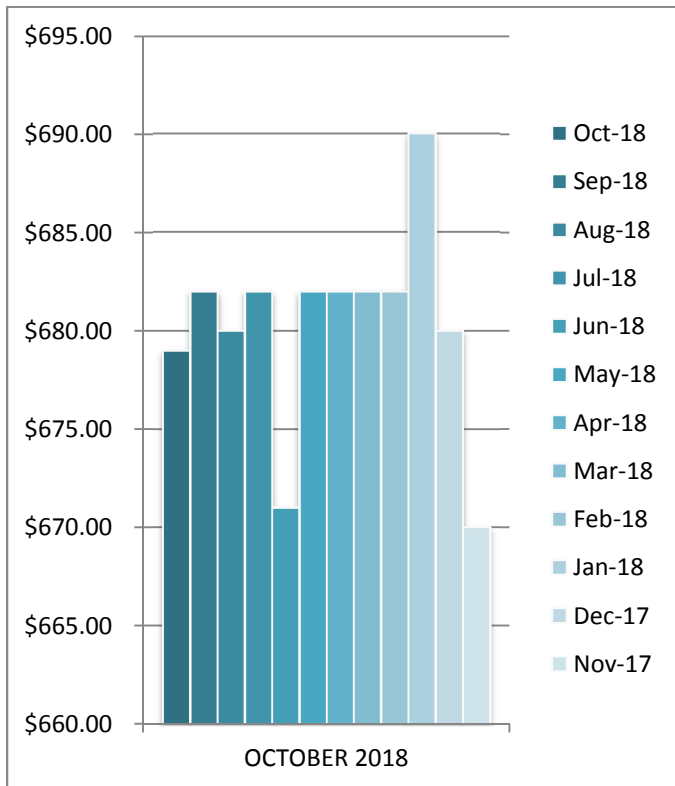


NEW PARTICIPATING OWNERS



OCTOBER 2018	33
SEPTEMBER 2018	18
AUGUST 2018	14
JULY 2018	23
JUNE 2018	19
MAY 2018	16
APRIL 2018	27
MARCH 2018	32
FEBRUARY 2018	17
JANUARY 2018	22
DECEMBER 2017	22

HOUSING ASSISTANCE PAYMENTS OCTOBER 2018

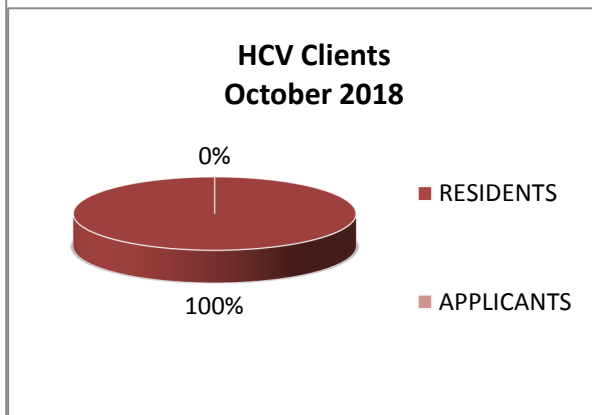
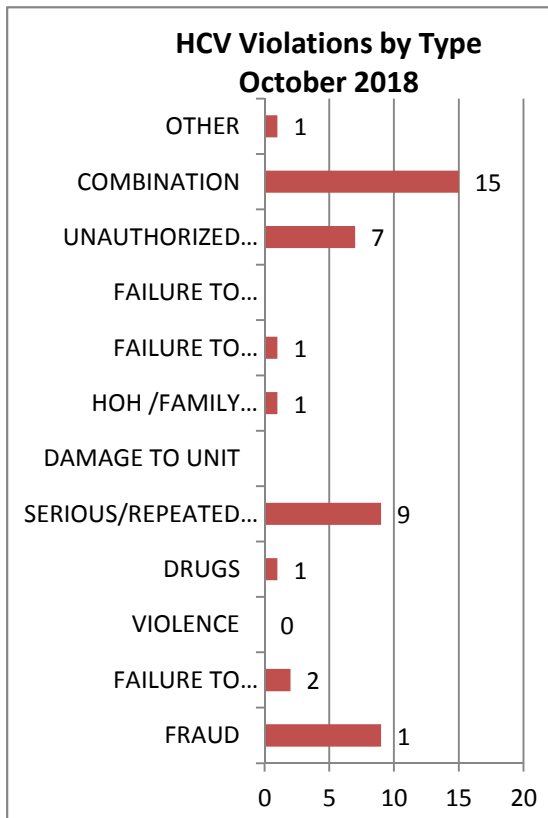
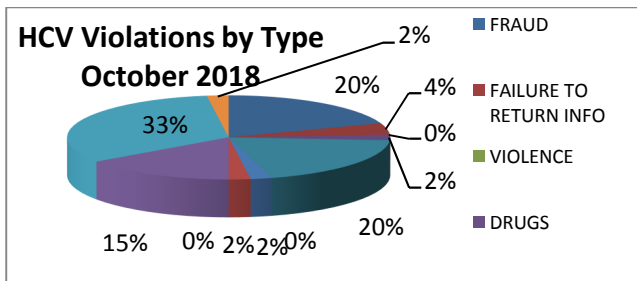
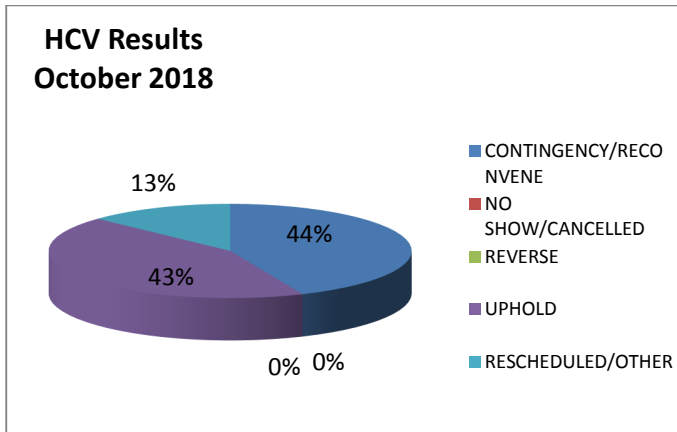


OCTOBER 2018	\$679.00
SEPTEMBER 2018	\$682.00
AUGUST 2018	\$680.00
JULY 2018	\$682.00
JUNE 2018	\$671.00
MAY 2018	\$682.00
APRIL 2018	\$682.00
MARCH 2018	\$682.00
FEBRUARY 2018	\$682.00
JANUARY 2018	\$690.00
DECEMBER 2017	\$680.00
NOVEMBER 2017	\$670.00

HCV HEARINGS	
CONTINGENCY/RECONVENE	20
NO SHOW/CANCELLED	0
REVERSE	0
UPHOLD	20
RESCHEDULED/OTHER	6
TOTAL	46

FRAUD	9
FAILURE TO RETURN INFO	2
VIOLENCE	0
DRUGS	1
SERIOUS/REPEATED LEASE VIOLATIONS	9
DAMAGE TO UNIT	
HOH /FAMILY MEMBER AWAY FROM UNIT	1
FAILURE TO MAINTAIN HQS	1
FAILURE TO MAINTAIN UTILITIES	
UNAUTHORIZED PERSON/MOVE	7
COMBINATION	15
OTHER	1
TOTAL	46

RESIDENTS	46
APPLICANTS	
TOTAL	46



HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD SUMMARY REPORT
October 2018

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

To establish safer communities throughout the agency and to come into compliance with the Crime Free Multi Housing (CFMH) Program the Public Safety Department, Asset Management and Facilities are working with the Tampa Police Department's CFMH team in completing the phase 2 property surveys at all of our properties. This includes identifying the below deficiencies and making the specified corrections.

- 180 degree eye viewer for all front doors;
- One inch deadbolts on all exterior doors;
- Minimum three (3) inch screws for strike plates or have metal door frames;
- Three (3) inch screws for door hinges/strike plate;
- Lift and slide protection on accessible windows (bottom floors);
- Lift and slide protection on accessible sliding doors (bottom floors);
- Adequate security lighting in working order throughout the property;
- Properly trimmed (CPTED Standards) landscaping on the property (bushes no more than 2-3 feet in height, trees trimmed up 6 feet for visual clearance);
- Inoperable or vehicles with expired registration tagged and removed from the property;
- Visible display of property address from the roadway/parking lot safety inspections at all the properties;
- Identifying all TECO light poles that are out and proceed with repairs.

On November 8th I attended Chief of Police Brian Dugan's Annual Chief's Appreciation Night at the Julian B. Lane Riverfront Park. It was well received and while there I spoke to District 3 Major Calvin Johnson about establishing a Crime Watch Program at Robles Park and C. Blythe Andrews. He is going to have his team follow up with Public Safety, Robles Park and C. Blythe Management.

The Invitation for Bid for armed security for Robles Park Village has gone out. The pre-bid meeting for interested contractors is being held on Tuesday, November 11th at 2:00 PM in the Contracting office. The opening of the bids takes place on Tuesday, November 27th and a contractor will be selected at that time. We plan on having the contractor start on, or about December 3, 2018.

POLICE REPORT REQUEST

The Public Safety Department receives court orders from various agencies and departments requesting we conduct a diligent search of our data bases in an attempt to locate parents and/or guardians, or obtain police reports from various jurisdictions as a follow up to their cases they are currently investigating.

FRAUD HOT LINE

Our Human Resource Department and the Public Safety Department work hand-in-hand to reduce program fraud by operating the "Fraud Hotline," conducting follow-up investigations, making referrals for criminal prosecution and restitution.

PARKING POLICY ENFORCEMENT

The Public Safety Department continues to work with THA Property Management to reduce the unauthorized and junk vehicles parked in our communities. Vehicles that do not have a THA parking sticker are subject to be towed at the expense of the owner. Inoperable vehicles are also removed from the properties, have no valid registration, and are parked on the grass or other illegal parking.

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

The Tampa Police Department and The Hillsborough County Sheriff’s Office continue to work very closely with the Tampa Housing Authority. Both departments continue to have officers assigned to our properties and they work very hard to combat crime in our communities. Officers that have been assigned to our properties conduct their own investigation and make arrests. The Public Safety Department has also been meeting with residents to help form Crime Watch Communities in an effort to help combat crime in our communities.

The Tampa Police Department ROC officers working all of our public housing communities continue to arrest individuals using and selling illegal narcotics. Persons arrested on public housing properties for drugs are also trespassed at that time. Arrests of individuals both in and around all public housing properties are reported to the Public Safety Department. Residents, residents’ family members and residents’ guests arrested on public housing properties are subject to eviction.

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Lauri Cody	10/1/2018	10/23/2018	17-725349	Public Safety Dept.
Criminal Mischief	10/5/2018	10/5/2018	18-498197	Public Safety Dept.
Demarko Ledun Gilchrist	10/8/2018	10/18/2018	18-111015	Public Safety Dept.
Roddrick Terrell Walton	10/8/2018	10/10/2018	18-513882	Public Safety Dept.
Rori J Boston	10/9/2018	10/10/2018	17-655344	Public Safety Dept.
Wilamena Schaller	10/12/2018	10/12/2018	18-665349, 18-693905 18-697182	Public Safety Dept.
Erica Ross	10/14/2018	10/15/2018	Report not filed	Public Safety Dept.
Michelle Dicorte	10/15/2018	10/15/2018	18-519176	Public Safety Dept.
Dwight Craig	10/17/2018	10/18/2018	18-15993	Public Safety Dept.
Jean Harris	10/18/2018	10/22/2018	18-69536	Public Safety Dept.
Diane S Smith	10/18/2018	10/23/2018	Unknown	Public Safety Dept.
Encore	10/22/2018	10/23/2018	18-463040	Public Safety Dept.
Encore	10/22/2018	10/23/2018	18-448549	Public Safety Dept.
Encore	10/22/2018	10/23/2018	18-450667	Public Safety Dept.
Arbors at Padget	10/22/2018	10/23/2018	18-452805	Public Safety Dept.
Arbors at Padget	10/22/2018	10/23/2018	18-452803	Public Safety Dept.
Arbors at Padget	10/22/2018	10/25/2018	18-481669	Public safety Dept.
Azzarelli Apt	10/22/2018	10/23/2018	18-49140	Public Safety Dept.
Bay Ceia	10/22/2018	10/23/2018	18-487263	Public Safety Dept.
Shimberg Estate	10/22/2018	10/24/2018	18-448888	Public Safety Dept.
Shimberg Estate	10/22/2018	10/24/2018	18-460996	Public Safety Dept.
Robles Park	10/22/2018	Not Available	18-86783	Public Safety Dept.
Robles Park	10/22/2018	10/24/2018	18-448045	Public Safety Dept.
Robles Park	10/22/2018	10/24/2018	18-449133	Public Safety Dept.
Robles Park	10/22/2018	Not Available	10-460818	Public Safety Dept.
Robles Park	10/22/2018	10/24/2018	18-463548	Public Safety Dept.
Robles Park	10/22/2018	Not Available	18-470378	Public Safety Dept.

POLICE REPORT REQUEST (Continued)				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Robles Park	10/22/2018	10/24//2018	18-474051	Public Safety Dept.
Robles Park	10/22/2018	10/24/2018	18-453905	Public Safety Dept.
Robles Park	10/22/2018	Not Available	18-900938	Public Safety Dept.
Robles Park	10/22/2018	Not Available	18-475613	Public Safety Dept.
Robles Park	10/22/2018	10/24/2018	18-468127	Public Safety Dept.
Garden	10/22/2018	10/23/2018	18-486020	Public Safety Dept.
Garden	10/22/2018	10/23/2018	18-50296	Public Safety Dept.
J.L Young	10/22/2018	10/23/2018	18-480399	Public Safety Dept.
Oaks at Riverview	10/22/2018	Not Available	18-473810	Public Safety Dept.
River Pines	10/22/2018	10/23/2018	18-473284	Public Safety Dept.

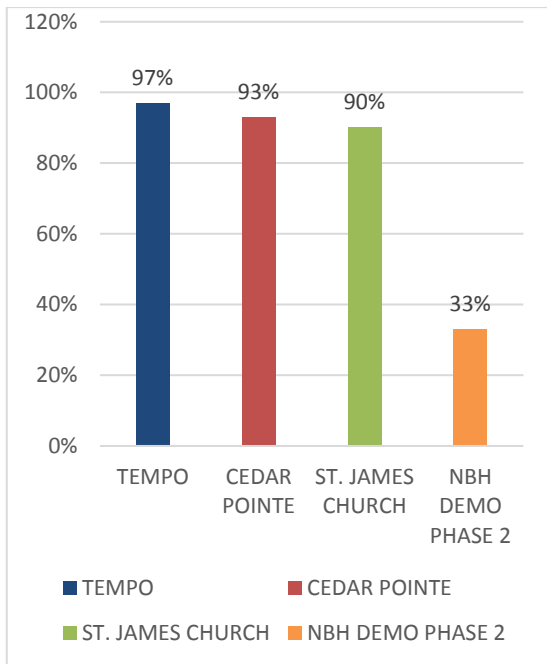
TAG & TOW PROGRAM							
PROPERTY	MAKE	YEARS	COLOR	TAG	REASON/AREA	TAGGED	TOW
Moses White	Chrysler		Black	JRV-H36	Illegal Parked		10/20/2018

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Michael Machin	10/3/2018	10/12/2018	No record Found	HCSO
James Spangler II	10/3/2018	10/12/2018	No record Found	HCSO
Gilberto D Hernandez	10/3/2018	10/12/2018	No record Found	HCSO
Carlos Castro Mendez	10/8/2018	10/17/2018	No record Found	HCSO
Travis Ray	10/9/2018	10/17/2018	No record Found	HCSO

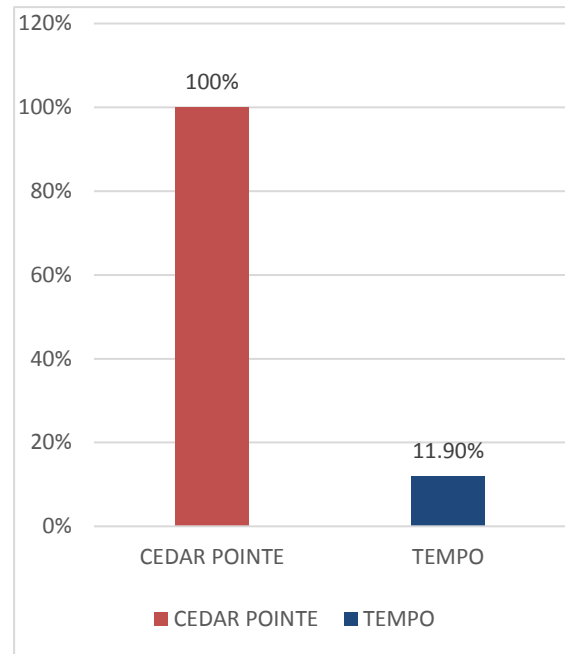
**HOUSING AUTHORITY of the CITY OF TAMPA
BOARD SUMMARY REPORT
October 2018**

**Department of Real Estate Development
David Iloanya, Director**

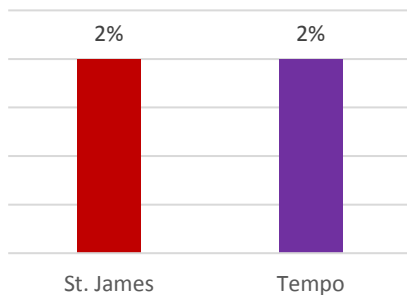
Major Active Projects in Progress



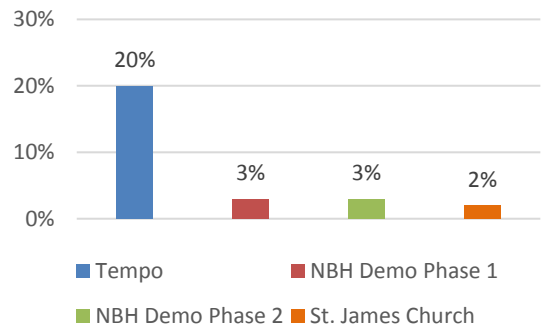
MBE Contracts



Section 3 Business Contracts



Section 3 Individual New Hires



CNI / ENCORE DEVELOPMENTS:



Tempo at Encore LP –
Is approximately 97% complete. The Contractor is concentrating on obtaining a Partial Certificate of Occupancy for Floors 1 through 3. The dates have extended to October due to unforeseen circumstances.



St. James Church Historic Preservation Is 90% complete. The doors are installed with little work remaining on them, the next milestone is the installation of the windows and louvers.

RETAIL SPACE AT ENCORE:

- **REED - Medical Center / BayCare – Urgent Care Center -**
BayCare has submitted questions regarding the lease agreement language, which have been responded to, by THA. BayCare is working with their design and construction team to submit a timeline for the buildout of the facility.

URBAN FARM -

Minor comments were received from the COT Incremental Review. The Engineers responded and we are currently awaiting a response from the Permit Department.

LEARNING CENTER –

Construction documents are ready for submission to the COT Permit Department. The scope of work is being prepared for procurement.

SOLAR TECHNOLOGY PARK

We have been notified by the artist that the contract has been executed. We anticipate receipt by the early part of November.

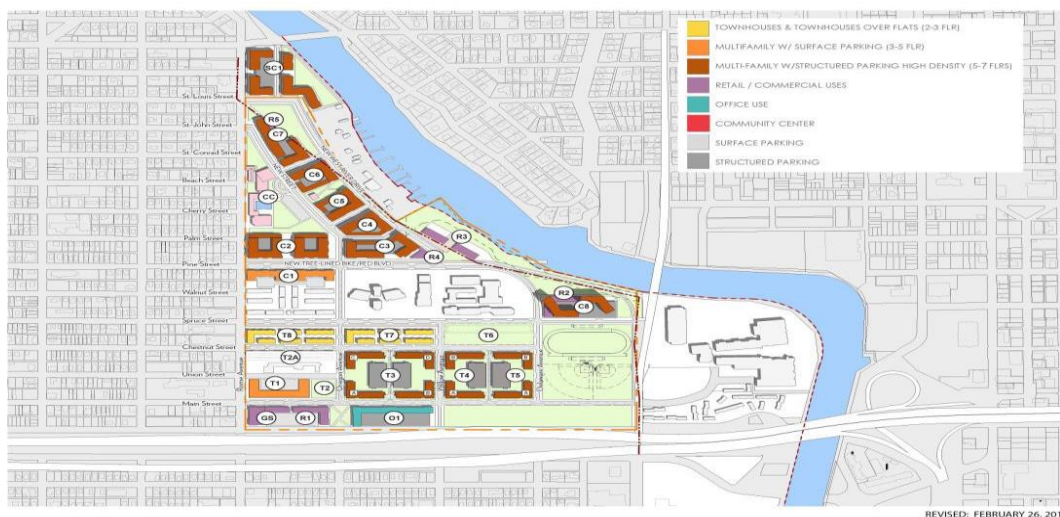
34th STREET REDEVELOPMENT:

In January of this year, new building standards went into effect. Updated plans were submitted to the City for review and approval. On July 6, 2018, CDC received confirmation of the approved building plans on file. CDC have the updated approved plans on file. The building permits on the next 3 homes were issued on 8/21/18. The roof shingles have been installed on all 3 homes. The exterior stucco has commenced on all 3 homes and the interior drywall has commenced on 1 home. One of the homes is under contract with Buyer and remaining homes are getting traffic from interested buyers.

WEST RIVER REDEVELOPMENT:

Mary Bethune High Rise Comprehensive Modernization – Final Design plans are under review.

The Renaissance at West River - Project is in mobilization phase.



The Boulevard at West River (Parcel T3) will be developed in four phases.

Parcel T3A - Funded (9% Tax Credit Award)

- 118 multi-family units at 80% affordable and 20% market

Parcel T3B - In funding pursuit

- Submitted funding application in March 2018 for 118 multi-family units at 80% affordable and 20% market

Parcel T3C - In funding pursuit

Parcel T3D – 80% affordable and 20% market

- North Blvd Demolition Phase 1 is 100% complete and in close-out phase. Close-out documents are being reviewed by the Architect.
- North Blvd Demolition Phase 2, Contract was awarded to General Contractor Howard Jimmie. This project is 33% complete.



NBH Demo Phase 2 underway.

MODERNIZATION & CONSTRUCTION PROJECTS:



Cedar Pointe Apartments Phase 2 –

Construction of two buildings with 24 units. The project is 93% complete. The General Contractor is being liquidated. The end of November is now the anticipated date of completion.

Palm Terrace HVAC Upgrades -

Test and Balance results submitted. Test and Balance results are under review.

Wilbert Davis Boys and Girls Club Roof Replacement – The project is 100% complete and in Close-Out phase.



Before



After

2019 ANNUAL PHA PLAN:

Schedule -

- | | |
|---|--------------------|
| • Kick-Off Meeting | Thu. Aug. 30, 2018 |
| • THA Property Bus Tour | Fri. Oct. 19, 2018 |
| • Board Meeting - Presentation | Wed. Nov. 28, 2018 |
| • 1 st Public Hearing | Tue. Dec. 11, 2018 |
| • 2 nd Public Hearing - Board Approval | Wed. Jan. 16, 2019 |

**HOUSING AUTHORITY of the CITY OF TAMPA
BOARD SUMMARY REPORT**

October 2018

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

The Preventive Maintenance team visits each property to ensure energy conservation measures are operating properly, they inspect each unit, perform minor repairs and schedule other required repairs through the work order process. The Preventive Maintenance team is currently working at J L Young Apartments. The Tampa Housing Authority (THA) continues to work with the HUD's Better Building Challenge (BBC), a joint partnership with HUD and DOE to reduce utility consumption in buildings; this partnership also positions THA to receive additional grant opportunities.

Encore Chiller Plant

When Tempo goes on line we will reevaluate our EnerNOC agreement with TECO.

Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase in utility consumption or residents ask for more information on energy costs, additional meetings are scheduled to address these issues. The Sustainability Ambassadors Grant Program also provides training and education to our residents.

Special Project Activities:

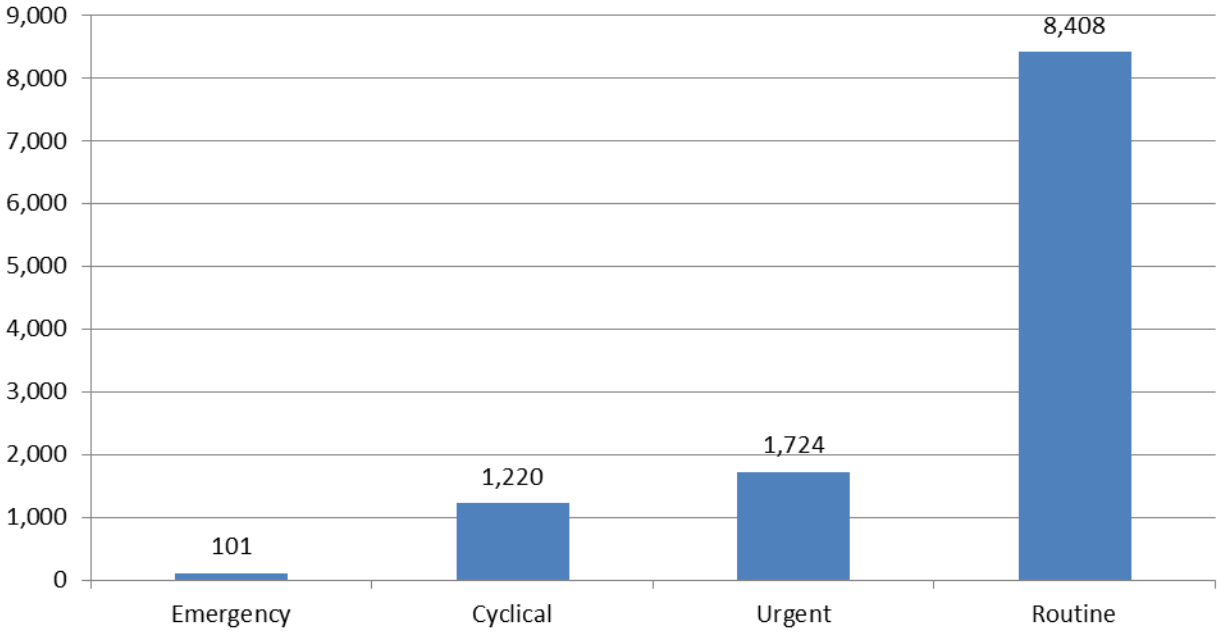
In 1999 THA began a pro-active policy to control and eliminate elevated blood lead levels on our properties. THA began the development of a strong partnership with Hillsborough County Public Health consisting of training of residents and explaining the importance of testing of children under 7 years of age for environmental intervention blood lead levels (EIBLL) as well as testing and abatement of their apartments should test results identify lead levels that require action. HUD has recently lowered the EBL level to match the Center for Disease Control and Prevention (CDC) at 5µg/dl.

Facilities:

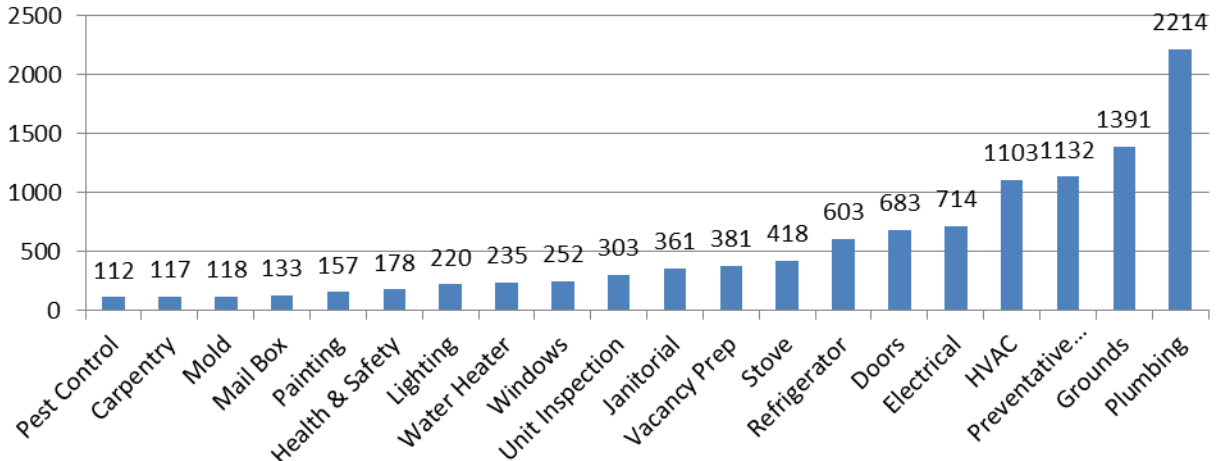
Our Focus is on improving data collection from work orders to measure and control costs and inventory. The Work Order after hour calls over the last 22 months average 157 calls/month to the answering service and 96 responses/month of dispatching maintenance staff. We are preparing to go out with a RFP for answering service requiring that data be reported to THA in a searchable format.

Facilities Board Report October 2018

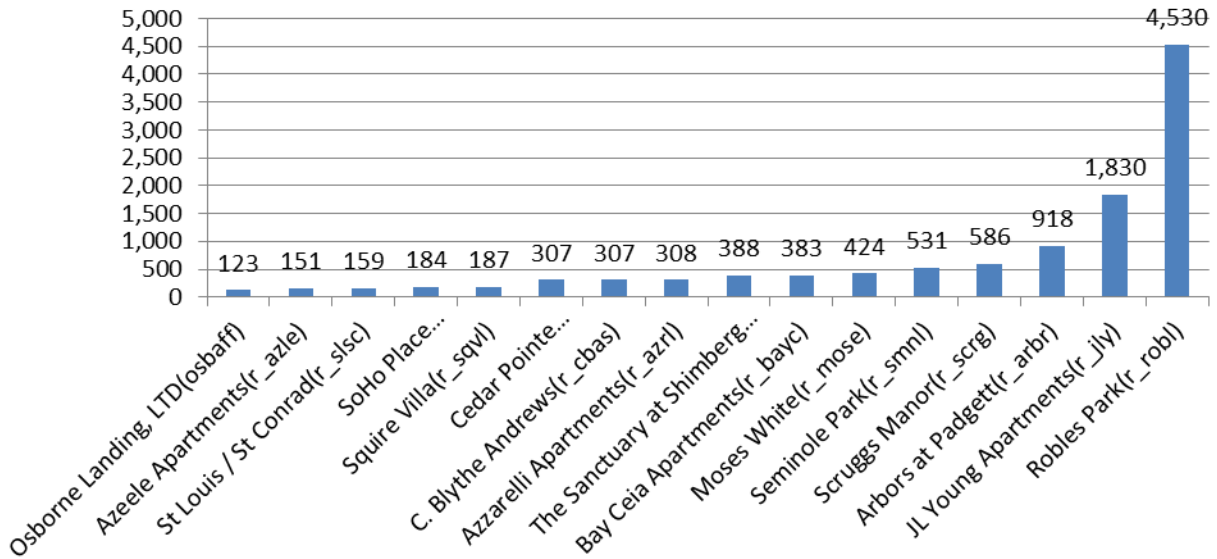
Jan 1 to Oct 31, 2018 Work Order Priority



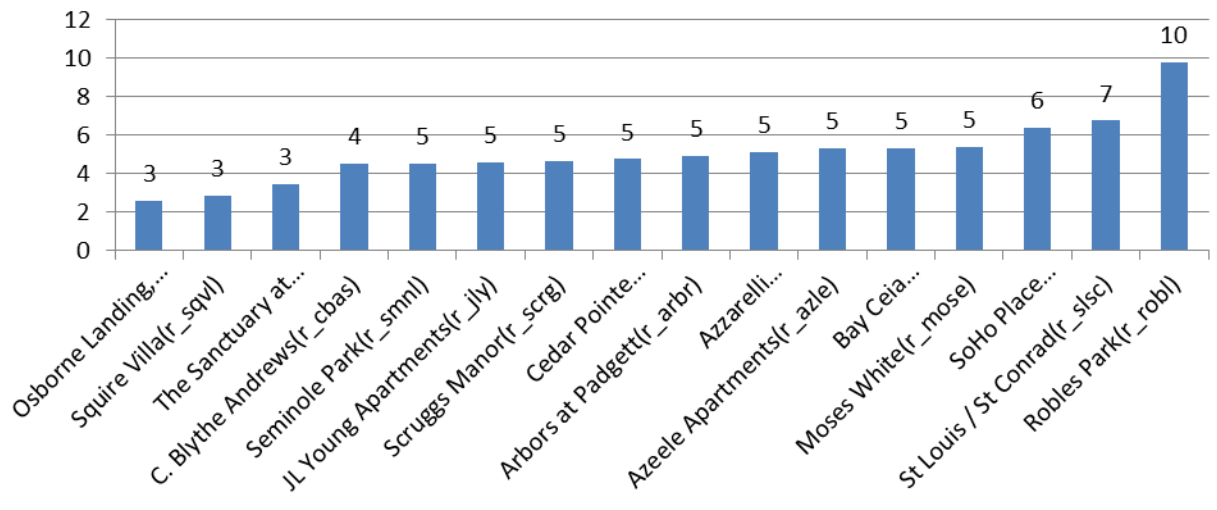
Jan 1 to Oct 31, 2018 Work Order Category



Jan 1 to Oct 31, 2018 Work Orders per Property

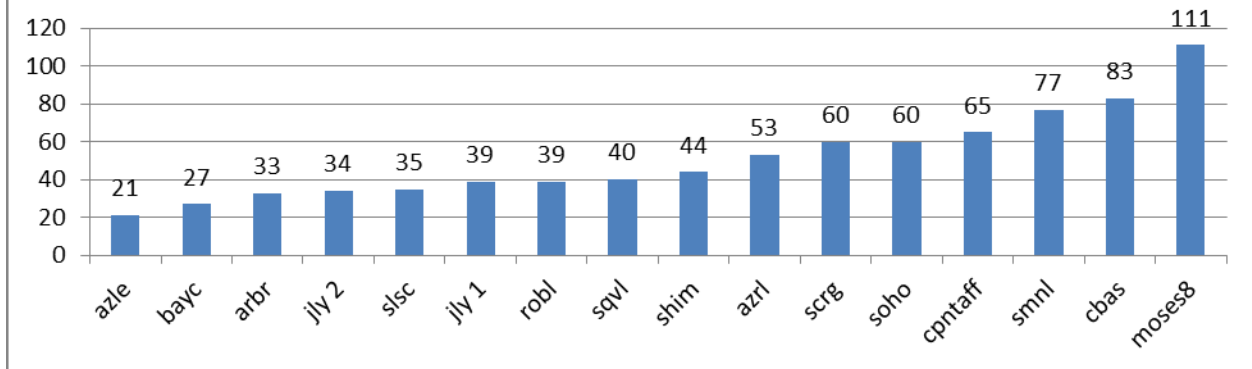


Jan 1 to Oct 31, 2018 Work Orders per Unit



Average Work Order per Unit first 10 Months is 5

Water Consumption Gallons per Person per Day October 2018



THA average number of Gallons per Person per Day (GPD) for October is 51

The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register October 2018

Contract Listing - Grid

Contract #	Description	Start Date	End Date	Contractor	Contract Amount
Trio @ Encore	The Trio at Encore	7/18/2012	3/10/2014	The Trio at Encore, LP	\$5,336,374.00
The Tempo at Encore	The Tempo at Encore	7/9/2018		The Tempo at Encore, LP	\$18,527,530.00
Fair Housing	Fair Hsg Asmt 17/21	8/22/2016	4/1/2020	City Of Tampa-Land Development Coordinat	\$21,150.00
Choice-Partners-A	Choice Partnership Agreement	12/18/2014	9/30/2018	City of Tampa Revenue & Finance	\$1,000,000.00
Choice-Partners-A	Choice Partnership Agreement	5/13/2014	9/30/2018	St. Peter Claver Catholic Church	\$100,000.00
fy12-ifb-02bcni	A&E Services for Job Training Center Facility	12/13/2013	1/31/2019	Cooper Johnson Smith Architects & Town P	\$89,932.00
fy12-rfp-02b	Early Childhood Education Center space planning at the Trio	10/20/2010		Cooper Johnson Smith Architects & Town P	\$18,100.00
fy14-moa-09	Provide supportive services for the Choice Neighborhoods grant.	5/13/2014	9/30/2018	Florida Education Fund, Inc.	\$375,000.00
fy14-rfp-04	Housing Quality Inspection Services	10/31/2017	10/30/2018	CGI Federal Inc.	\$475,000.00
fy14-rfp-05c	A&E Services Phase 2 Cedar Point	10/7/2016	1/6/2017	Design Styles Architecture, Inc	\$93,260.00
fy14-rfp-10	Pre-Grant writing consultant services West River	7/24/2015	5/31/2018	Lambert Advisory, LLC	\$173,277.29
fy16-ifb-29_red	Demolition of N Boulevard Homes-Area 1	5/22/2017	9/29/2017	Howard Jimmie LLC	\$1,337,204.00
fy16-moa-04	Mental Health & Substance Abuse Case Management Services	10/1/2016	9/30/2017	Success 4 Kids & Families	\$259,177.00
fy16-rfp-01	Independent Auditing Services	4/27/2016	4/26/2019	Berman Hopkins Wright & Laham, LLP	\$175,415.00
fy16-rfp-04	Solar Source Panel @ The Ella at Encore	6/1/2017	11/15/2017	Solar Source	\$200,000.00
fy16-rfq-04	St James Church Preservation	8/12/2016	9/19/2018	The Hayes Construction Co	\$1,150,000.00
fy16-rfq-08	Rental Assistance Demonstration (RAD)	3/24/2017	3/23/2019	Fallon Advisory LLC	\$100,000.00
fy17.rfq.03b	Enviornmental Consulating	2/15/2018	2/14/2019	Cardno, Inc.	\$300,000.00
fy17-ifb-01	Cedar Pointe New Construction	7/3/2017	7/2/2018	Pro-Fit Development Inc.	\$2,500,000.00
fy17-ifb-03a	Pest control services for THA properties	8/1/2017	7/31/2018	Atlas Eco Pest Control Lawn and Termite	\$2,880.00
fy17-ifb-03b	Pest control services for THA properties	8/1/2017	7/31/2018	Florida Pest Control & Chemical Co.	\$61,140.00
fy17-ifb-07	North Boulevard Demolition Phase 2	5/7/2018	12/31/2018	Howard Jimmie LLC	\$1,920,000.00
fy17-moa-04	Counseling and case management for FLNET	8/31/2017	8/16/2018	Dainara Acevedo	\$42,500.00

Contract Register October 2018

Contract #	Description	Start Date	End Date	Contractor	Contract Amount
fy17-moa-05	Job Plus Initiative Grant w/CareerSource of Tampa Bay	8/15/2017	3/31/2021	CareerSource Tampa Bay	\$148,275.00
fy17-moa-06	Credit & Work Site Training	10/1/2017	6/30/2018	BONA5D Credit Consultants, LLC	\$500.00
fy17-moa-08	Jobs Plus Partnership @Robles Park Village	4/1/2017	3/31/2019	Project Link, Inc.	\$20,000.00
fy17-moa-14	Provide supervision to counselors and case managers	9/1/2017	9/30/2018	Iraida V. Carrion	\$8,400.00
fy17-moa-18	Supervision to ORCC DJJ Youth & Family Services Interim	9/1/2017	9/30/2018	Iraida V. Carrion	\$3,600.00
fy17-moa-19	Re-establishment of JLY Apt. 128 & 130.	1/29/2018	2/19/2018	Small Construction Services Inc	\$48,000.00
fy17-moa-20	Community Support for Work @ Robles Park Village	4/1/2018	3/31/2019	City Plan, Inc.	\$18,916.00
fy17-rfp-01a	Indefinite Quantities for AE Services	9/1/2017	9/1/2019	GLE Associates, Inc	\$600,000.00
fy17-rfp-03	Consulting services to facilitate & update THA business plan	4/1/2018	3/31/2022	CVR Associates Inc	\$136,900.02
fy17-rfq-03	Environmental Consultant contract	2/15/2018	2/14/2019	GLE Associates, Inc	\$300,000.00
fy17-rfp-04_pps	Grant Writing Services	5/2/2018	5/3/2019	Abbie J. Weist, Inc.	\$90,000.00
fy18.moa.01	ORCC DJJ Youth and Family Services Intern	5/21/2018	5/21/2019	Dainara Acevedo	\$3,600.00
fy17-rfq-02	Urban Farm @ Encore	1/9/2018	1/8/2023	Meacham Urban Farmers LLC	\$341,162.00
fy18.moa.05-pps	Girls empowered Mentally	4/1/2018	3/31/2019	Girls Empowered Mentally for Success	\$15,000.00
fy18.moa.06	Boys Scouts Of America	4/1/2018	3/31/2019	Greater Tampa Bay Area Council	\$30,000.00
fy18.moa.11	Finanace Director	9/25/2018	12/31/2018	Eric Davis	\$26,995.20
fy18-moa-02	Janitorial Services	4/24/2018	4/24/2019	MICHELLE HENRY Faithful Cleaning Service,	\$29,620.00
fy18-moa-08	Youthbuild Turtoring Services	8/1/2018	12/1/2018	Andrea Alderman	\$10,000.00
fy18-moa-09	Auditing Services	8/13/2018	12/24/2018	Ron Steele	\$20,000.00
fy18-sc-001	FY18-SC-001/YARDIRENTCAFE	7/25/2016	8/31/2018	Yardi System, Inc.	\$22,737.98

**HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD OF COMMISSIONERS MONTHLY REPORT**

**Department of Community Affairs
Lillian C. Stringer, Director
October, 2018**

Keeping the agency involved with our community is a key element in terms of engagement. By participating in community activities, events, meetings and other activities, we are demonstrating that we are concerned regarding what is going on in the overall community, not just housing functions, but also those activities that involve and provide services for our residents and their families are important to us. We are proud to lend our voice, participation, time and energy towards improving the role of the Tampa Housing Authority in the community.

Community Engagement for the Month of September

Dress for Success Annual Luncheon

Tampa Housing Authority staff participated in this event held at the Armature Works. The featured speaker was Lauren Dungy who spoke regarding the importance of assisting other women in their respective pursuits. The well-attended event focused on clients that were assisted during the year; some of whom gave heart-touching stories of where their lives may have ended up had it not been for the services provided by the Dress for Success organization.

Breast Cancer Awareness Walk

This annual event began with a short program in the Tampa Housing Authority training room which was filled with eager participants from both within and outside of our organization. A Tampa Housing Authority employee spoke regarding her battle with the disease and fielded questions from staff interested in learning more. It was great to see more male participants, as well, due to the fact that breast cancer also affects men. After the walk that began from our corporate offices up to Westshore Boulevard and then down to the Cypress Point Beach then returning to our office, lunch was provided as well as raffles and prizes.

First Unity in the Community Event at the Julian B. Lane Park

The Tampa Housing Authority participated in this event by sponsoring the Bounce House, Dunk Tank, train rides for the kids, Tic, Tac Toe, Bean Bag Toss games and the DJ who kept everything moving with the great assortment of music throughout this event. One of our staff members participated by doing the face-painting for the kids, as well. Our Community Relations Director gave remarks and recognized City staffers and others for the great inaugural event that was well-attended and provided an opportunity for our families to participate in activities at the beautiful Julian B. Lane Park.

Onyx Magazine Business Connect Event at Julian B. Lane Park Boathouse

Tampa Housing Authority staff participated in this event that featured the formal introduction of ONYX magazine to the Tampa Bay community. Held in the Boathouse at the Julian B. Lane Park, this elegant-well-attended event began with a cocktail hour and brief introductory program. The Tampa Housing Authority and others were provided plaques for participation as event sponsors. A panel of locals spoke regarding the importance of a magazine such as ONYX, which captures and tells the story of African American organizations and individuals throughout the state of Florida. More than 200 business professionals and guests attended this awesome event.

Mayor Bob Buckhorn Addresses the West Tampa Chamber of Commerce

Tampa Housing Authority staff and Board members participated in this event featuring Mayor Bob Buckhorn who spoke regarding some of his major accomplishments as the Mayor of the City of Tampa. He mentioned the Tampa Housing Authority several times regarding our contributions to the Renaissance of the West Tampa area and applauded our efforts at the demolition and future plans for the upcoming West River Development that will replace the old North Boulevard Homes community, as well.

Community Relations Director Conducts Tour of ENCORE with HART Executive

Staff met with Vanessa from the Hillsborough Area Regional Transit Authority (HART) to further discuss the proposed implementation of HART buses throughout the Encore property. She was genuinely impressed with the entire project as she must have said, "This is just amazing", at least a dozen times. We toured the Ella, Reed, Trio and the on-site Early Childhood Learning center, as well as looked at the awesome mural depicting Central Park Village and the businesses on Central Avenue in its heyday, as well as the other key figures during that Era.

Tampa Housing Authority Commissioners and staff attend the NAHRO Conference in Atlanta, Ga.

Commissioners Suzan Johnson-Velez, Rubin Padgett and President/CEO Jerome Ryans, and other Tampa Housing Authority staff, Lillian Stringer and David Iloanya attended the NAHRO conference held in Atlanta, GA. The opening Plenary Session speaker was Judge Hatchett from the famed television show: Judge Hatchett. She gave a very captivating speech centered on her life as a television Judge, her time as a Delta Airlines lawyers, as well as time spent as a Judge in family court among many other stories that touched all of us.

Her compassion for youth unable to help themselves still is her greatest passion. She announced that she was building a 3-story Boys and Girls Club that would house the graduate instructors and provide assistance to the senior citizens that would comprise the attendance at this club during schools hours. She said that after raising families, it was time for the seniors to focus on themselves.

THA Calendar of Events

2018	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
November					1st FPHASIF Board Mtg	2nd	3rd
	4th	5th	6th Homebuyers Ed.	7th	8th Home buyers Ed.	9th YouthBuild Graduation EPA Tessting	10th
	11th Veteran's Day	12th V-Day Observed	13th	14th Landlord Orientation (AH) Strategic Planning Session	15th Open Enrollment (WC) CREW Tampa Bay Awards	16th Housing Fair	17th Homebuyers Ed.
	18th	19th Leadership Series: Suarez	20th	21st	22nd Thanksgiving Day	23rd Thanksgiving Holiday	24th
	25th	26th	27th	28th Board Mtg	29th Encore's Tree Lighting	30th	
5 Days - NAHRO OEIR at THA							

December							1st
	2nd	3rd	4th Homebuyers Ed. 3rd Floor Potluck	5th YouthBuild Graduation	6th Home buyers Ed.	7th THA Annual Business Mtg	8th
	9th	10th	11th Violence Prevention Workshop	12th Senior Cabaret	13th Handling the Holidays(WC)	14th	15th Homebuyers Ed.
	16th	17th	18th	19th Board Mtg Landlord Orientation	20th	21st Adopt-A-Family (PPS)	22nd
	23rd	24th Christmas Eve	25th Christmas Day	26th	27th	28th	29th
	30th	31st New Year's Eve					

2019	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
January			1st New Year's Day	2nd	3rd	4th	5th
	6th	7th	8th	9th	10th	11th	12th
	13th	14th	15th	16th Board Meeting	17th	18th	19th
	20th	21st MLK, Jr. Day	22nd	23rd	24th	25th	26th
	27th	28th	29th	30th	31st		



FOR IMMEDIATE RELEASE

BOARD OF COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

Bemetra L. Simmons

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

Contact:

Lillian Stringer
Director of Community Relations
813-341-9101, Ext. 3520

Tampa Housing Authority Plans College Tours for YouthBuild Participants

As students plan, prepare and transition to college and careers, the Career Pathway Programs help students gain workforce experience, skills and consider the connection between their career interests and educational plans.

Tampa, November 9, 2018- The Tampa Housing Authority's YouthBuild program was awarded a pass-through grant from the CITI Foundation for the YouthBuild USA High Demand Career Pathways Initiative. Under the terms of this grant, the Tampa Housing Authority will receive \$50,000 in year one and \$20,000 in year two.

The first phase of this initiative will include an Annual YouthBuild College Tour, students will tour colleges from list below:

- Florida International University (FIU)
- Florida Memorial University (FMU)
- Florida A&M University (FAMU)
- Florida State University (FSU)
- Bethune Cookman University (B-CU)

The students will participate in workshops and conversations with the admissions offices as well as other students to learn about different career paths and degrees they may pursue.

Prior to attending the College tour, each participant must complete a Pre-requisite College Interest Survey, a one-page essay on "Why I would Like to Attend College," attend an orientation with their guardian, sign waivers as well as Rules and Regulations specific to the College tour.

Currently, eight (8) YouthBuild students will participate in this four-day College tour that has been scheduled for Wednesday, November 13th through Friday, November 16th, 2018.

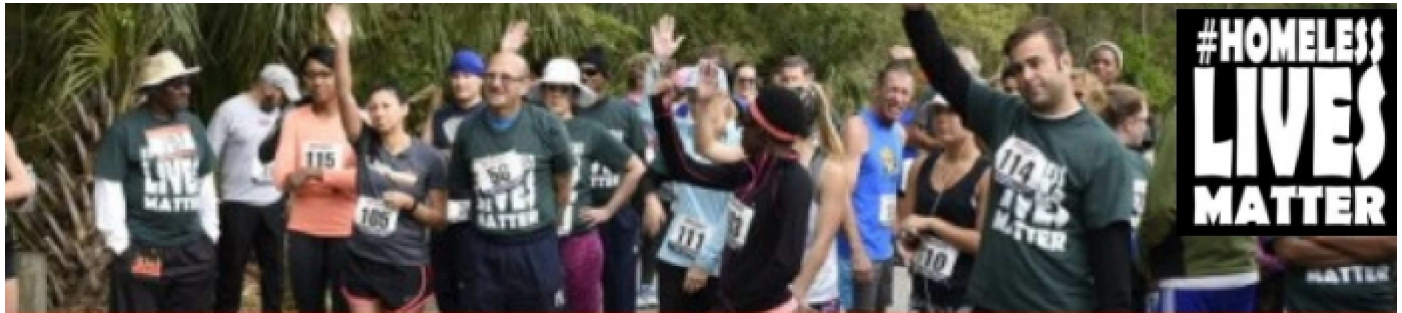
President/CEO Jerome Ryans said, "I am so very proud of these students who invested wisely by considering their future and looking forward to better lives after the completion of their time in the agency's YouthBuild program."

Tampa Housing Authority's YouthBuild Program works to transform lives of out-of-school, unemployed and/or underemployed young adults by offering a program that includes GED prep classes, Construction Training, Case Management, Career Readiness and opportunities for Leadership Development and Community Service.

For additional information regarding the Tampa Housing Authority's YouthBuild program, please contact John Arroyo, YouthBuild Manager at 813-341-9101 Ext. 2808 or Stephanie Brown-Gilmore, Program and Property Services Director at Ext. 2170.

###

The Housing Authority of the City of Tampa promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services that nurture neighborhoods, provide economic development and self-sufficiency activities for residents while assuring equal access to safe, quality housing for low and moderate income families throughout the community.



**TAMPA HOUSING AUTHORITY'S
RACE TO END HOMELESSNESS**

5K RUN
and
WALK
8am - 12pm
@ AL LOPEZ PARK
FEB 16, 2019

BECOME A SPONSOR & REGISTER TO RUN / WALK ONLINE
<http://www.THAFI.com/run/>
Contact: Margaret Jones 813-253-0551 ext 1470

REGISTRATION PACKET PICK-UP FEB. 15, 2019 8AM-6PM Tampa Housing Authority 5301 Cypress St. Tampa, FL		ENTRY FEES:	5K BOOTCAMP RUN OR 5K RUN ONLY	\$35.00
			1 MILE WALK	\$30.00
			GROUP RATES; 5 OR LESS	\$130.00

ALL PROCEEDS SUPPORT GRANTS RECEIVED TO END HOMELESSNESS IN TAMPA BAY AREA. **#HOMELESSLIVESMATTER**



VERONICA BREZINA-SMITH

Covers tourism, transportation
and health care

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☎ 813-342-2468

🐦 @TBBJVERONICA

TRANSPORTATION

Brightline gives Treasure Coast a checklist of what it needs to have a station

Brightline is turning its longtime opponent into a friend with an opportunity that would satisfy both parties in generating economic prosperity.

As Brightline is on track to start its Phase 2 operation in 2021, which will run from South Florida into Orlando, and eventually connect into Tampa in Phase 3, the Coral Gables-based company is now exploring the feasibility of one or more stations in Treasure Coast. Groups from the coast have been fighting Brightline parent company All Aboard Florida for several years trying to stop it from running through its lands.

Citizens who oppose the expansion from South Florida to Orlando have filed numerous lawsuits against Brightline due to concerns about how the privately funded company would raise funds to pay off bonds, and over potential for safety issues along the rail line.

However, the mood has since shifted since Brightline officials opened the door to the Treasure Coast to discuss putting a train stop there.

"Brightline has been engaged in a comprehensive evaluation of our service offerings and is now exploring the feasibility of a Treasure Coast station or stations that will complement our business model and provide a much desired transportation option between Central and South Florida," Brightline Government Affairs Vice President Russell Roberts wrote in a letter to Treasure Coast Regional Planning Council Executive Director Michael Busha.

The move to look at one or more stations impacts Tampa Bay as it will create more destinations to connect into. It also shows what Brightline is looking for when it comes to identifying potential sights.

The letter continues to say, "After sev-



VERONICA BREZINA-SMITH

A Brightline train

eral months of evaluation, we moved forward and proactively asked city managers from Vero Beach, Fort Pierce, Sebastian and Stuart to identify viable station locations while showing the expressed interest of community support. We have requested that those cities interested in a station respond to us in the next 60 days with proposals or indication of local interest to engage in a joint evaluation process."

The Treasure Coast stop may be a bit further out on Brightline's time line especially as the company will wait to see if it can use right of way along Inter-

state 4, State Road 528 and State Road 417 for its Orlando to Tampa route.

"We are planning for secondary markets, we're keeping Lakeland in mind just like we are keeping Cocoa in mind and the Treasure Coast in mind for some sort of a future potential stop; maybe not a full-fledged stop, two trains in the morning, two trains in the evening," Bob O'Malley, Brightline's vice president of governmental affairs, recently said during a panel discussion at the Leadership Tampa 2.0 Transportation Day event at Tampa International Airport.

Talk of having high-speed rail in

Lakeland was in the works, until Gov. Rick Scott turned down \$2.4 billion in federal funding for high-speed rail in 2011 that would've helped connect the two metropolitans.

Before then, there were three potential areas for stops in Lakeland that would have been suitable for high-speed rail included: Florida Polytechnic University, Clark Road and County Line Road, and State Road 539, which is also known as also known as Kathleen Road.

Brightline has not yet publicly identified what specific sites it may potentially look at in Lakeland as well as in Tampa.

► CLOSER LOOK

Brightline attached a set of guidelines to each of the cities in the region in what would have to be met in order for there to be a stop:

ECONOMIC FEASIBILITY

RIDERSHIP POTENTIAL

- ▶ Population within 30 miles of proposed station
- ▶ Population within five miles of station
- ▶ Proximity to key origins and destinations

- ▶ Proximity to business centers, attractions, hotels, and residential populations
- ▶ Economic and demographic data to support ridership potential o Intermodal connections with local transit systems
- ▶ Accessibility from local street network

DEVELOPMENT POTENTIAL

- ▶ Parcel(s) must accommodate 1,000 linear feet for station platform
- ▶ Total available acreage including station

- ▶ Adjacent developable parcels and properties
- ▶ Existing land use supports residential, hotel, and business development
- ▶ Acres of vacant or underutilized parcels within half a mile
- ▶ Nearby parking and transportation network
- ▶ Favorable wetland and floodplain conditions

ECONOMIC IMPACT

- ▶ \$39.6 million in federal, state and local tax revenue over eight years
- ▶ 1,000-plus construction jobs
- ▶ Permanent local employment related to station operations, maintenance and associated real estate development
- ▶ Property value increases due to proximity to rail stations and implementation of quiet zones

Politics

NAACP leader opposes Hillsborough sales tax hike for transportation

By Christopher O'Donnell, Times Staff Writer, codonnell@tampabay.com, (813) 226-3446 | Updated: 10/24/18, 09:53 AM

TAMPA — The leader of the Hillsborough NAACP has announced her opposition to a plan that would raise the sales tax to buy more buses, transit and road improvements. Chapter president Yvette Lewis said Tuesday she fears that the penny on the dollar tax hike would hurt poor families and that a committee to oversee how the tax is spent would have no representatives from the black community.

Meantime, the transportation plan has received the backing of the Tampa Bay Sierra Club, the environmental group that refused to back the 2016 Go Hillsborough plan it said had too little mass-transit. But the failure to secure endorsement by the NAACP is a setback for All for Transportation. Its leaders met last week with the NAACP and faced tough questions about how it helps Hillsborough's black community.

There was also criticism that too much of the tax proceeds would be spent on downtown Tampa projects and that deep-pocketed All for Transportation donors, including Tampa Bay Lightning owner Jeff Vinik and Sykes Enterprises chief executive Chuck Sykes, don't do enough for the black community. "We don't trust the elected officials and we don't trust the people who are have endorsed it and promoted this," Lewis said.

Hillsborough voters will decide the issue in the Nov. 6 election. The county's black community, which tends to vote overwhelmingly Democratic, is expected to be a key constituency in the vote on the tax. That's especially true in low-income areas like East Tampa where people rely on buses.

The new tax would cost the average household about \$120 per year. It would raise about \$276 million per year, \$124 million of it for bus and transit. The Hillsborough Area Regional Transit authority, which in 2017 cut routes to save money, would be able to add at least 10 new routes, 150 new buses and increase the frequency of at least four bus routes to every 15 minutes.

That did not satisfy Lewis, who said low-income black neighborhoods are also in need of affordable housing and jobs. "Our community needs more than just buses," she said.

The NAACP did not formally oppose the plan since there has been no vote by its chapter board. Lewis said that is unlikely to happen before the general election. Her criticism stands in contrast to the support the plan has received from other black leaders, including Hillsborough County Commissioner Les Miller, state Sen. Darryl Rouson of St. Petersburg and former state Rep. Ed Narain of Tampa. All are Democrats.

The measure also was endorsed by the Florida Sentinel Bulletin, a newspaper that serves the African-American community. Rouson said it may not be too late for an NAACP endorsement. He offered to serve as a broker.

"As vice chair of the transportation committee in the Florida Senate, I understand what this transit tax will do," he said. "I balance that against the concerns of the NAACP." Rena Frazier, a Brandon attorney who volunteers with All for Transportation, said the plan provides more than just bus service.

It will pay for pedestrian crosswalks, streetlights and projects to reduce traffic congestion on roads like Hillsborough Avenue, Busch Boulevard and Martin Luther King Jr. Boulevard, Frazier said. "We've been talking with groups throughout the county," she said, "educating voters on the All For Transportation plan and how everyone will benefit no matter where they live and that includes residents in neighborhoods like East Tampa, Progress Village and the university area."

The endorsement of the Sierra Club shows the group sees sufficient investment in transit, including expanded bus service and a mass transit system connecting the university area, downtown Tampa and Westchase. That could be a combination of rail, light-rail, streetcars or bus rapid transit. "This is what we wanted a few years ago," said Sierra Club chairman Kent Bailey. "We're very happy to see robust funding for public transportation and also funding for pedestrian and bicycle safety, which are key issues in Hillsborough County."



The president of the Hillsborough chapter of the NAACP has come out against the one penny sales tax plan for transportation. Yvette Lewis said the proposed tax would hit low-income families hard. [OCTAVIO JONES | Times]

County transportation tax dominates city debate with Tampa mayor's election months away

Tampa Bay Times, By Charlie Frago | Updated: October 24, 2018 at 09:03 AM



David Straz Jr. reads from his notes during a mayoral forum hosted by the Carlton Fields law firm at its Westshore offices. [CHARLIE FRAGO | Staff]

TAMPA — The looming midterm election in Hillsborough County with its proposed sales tax hike for transportation improvements dominated a debate Tuesday among the seven candidates running for Tampa mayor.

At a forum hosted by the Carlton Fields law firm at its Westshore offices, the discussion kept circling back to Tampa's transit woes and how best to solve them.

One point of contention: The citizen's initiative on the Nov. 6 ballot to raise Hillsborough County's sales tax by a penny on the dollar to pay for transportation upgrades.

Candidate Ed Turanchik, a former county commissioner, criticized the plan as costly and ineffective.

"I'm pretty sure the highest sales tax rate in the state of Florida is not a competitively good thing," said Turanchik, speaking of the 8 percent total sales tax Hillsborough would pay if voters approve the measure.

"I'm pretty sure that paying for our transportation infrastructure by placing a tax on low-income families without requiring road users to pay their fair share or requiring developers to pay their fair share is not a good thing."

Turanchik called for local low-cost solutions with private sector initiatives leading the way and applauded the return of the Cross-Bay Ferry, which he has championed.

Tampa Bay, he said, is the only major bay in the United States without regular ferry service.

Turanchik's position on the All for Transportation tax appears to have hardened since the first debate Oct. 3, when he said he might vote for it.

His opposition to the proposal drew criticism from other candidates, including former police chief Jane Castor, who said the city hasn't made any substantial transit improvements in her lifetime.



Tampa mayoral candidate and former county commissioner Ed Turanchik has hardened his stance against a proposed sales tax for transportation improvements. [MARTHA ASECIO RHINE | Times]



City council member Harry Cohen, shown here filing to run for Tampa mayor, criticized a proposal to close part of Bayshore Boulevard to motorized traffic. [William March, special to the Times]

"We don't lack good ideas. What we lack is the funding," Castor said. "I back it 100 percent."

Turanchik shot back that the city hasn't had good ideas.

"We've had terrible plans," he said.

The Tampa city election is March 5.

Tuesday was the second time the mayoral candidates gathered in a forum, this time for what Carlton Fields called a broad-brush discussion of the candidates' vision for economic development.

Last month, Turanchik protested what he said was the organizers' plans to keep the event private, a charge they denied.

This time, retired banker and philanthropist David Straz Jr. joined the fray, having missed the Oct. 3 debate. Straz read from prepared notes for many of his answers, the only candidate to do so, and called his lack of political experience a bonus.

"I'm no politician," said Straz, whose first run for elected office has featured a blitz of television ads as he outspends his opponents by a wide margin. "I've never been at the public trough."

Straz emphasized his business acumen and said he would create a quality-of-life cabinet to preserve Tampa's livability.

County transportation tax dominates city debate with Tampa mayor's election months away

Tampa Bay Times, By Charlie Frago | Updated: October 24, 2018 at 09:03 AM

That position brought criticism from City Council member Harry Cohen, who noted that the city's trash collection, sewage and water departments weren't part of Straz's proposed reorganization at City Hall. Those services form the bedrock of a city's quality of life, Cohen said.

Topher Morrison, also a political novice whose speaking skills distinguished him during the first forum, found himself a target this time around.

Cohen criticized Morrison's plan to rip up the two waterside lanes of Bayshore Boulevard for pedestrians and bicycles. Residents oppose it, said Cohen, who represents the area on the council, adding that the move would impede drivers headed to Tampa General Hospital or MacDill Air Force Base.

City Council member Mike Suarez, a third-generation Tampa resident, also took a swipe at Morrison, who moved to the city as an adult.

Morrison has said the city lacks a viable brand for people to rally around. But that's not how long-time residents feel, Suarez said.



Tampa mayoral candidate and former police chief Jane Castor supports a sales tax hike for transportation improvements. [MARTHA ASENCIO RHINE | Times]



"People that are here? They know what Tampa is. They know what the brand is," Suarez said.

Suarez and Cohen had no criticism for one another, highlighting instead their nearly eight years on the council. But they pounced on rivals, with civility, much like they did in the first debate.

Morrison didn't respond to the jabs. He asked the audience to text his campaign for detailed policy proposals.

"I'm a small business owner with a big vision," he said.

Tampa mayoral candidate Mike Suarez touted his accomplishments as a City Council candidate. [MARTHA ASENCIO RHINE | Times]

LaVaughn King, another first-time candidate, said he is the most dynamic of the group, touting his track and field accomplishments at the University of

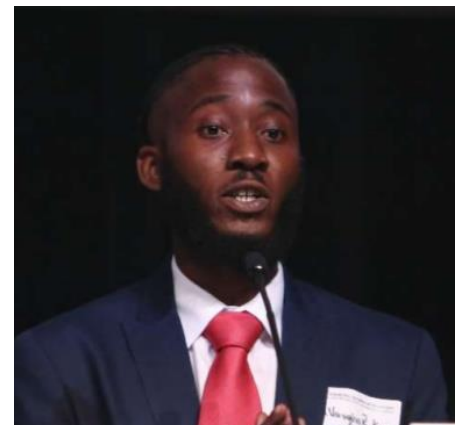
Florida and his personal story of overcoming a modest upbringing in East Tampa.

"My parents didn't graduate from high school. My grandmother was a cotton picker in South Carolina," King said. "So who better to speak to those needs and impediments than someone who overcame those conditions?"



Gary Sasso, the Carlton Fields CEO who moderated the Tuesday event, praised the candidates for keeping the discussion civil in contrast to the divisive politics at the state and national level.

Sasso also had kind words for the crowd of several dozen people, nearly all of whom stood for the two-hour event.



Tampa mayoral candidate LaVaughn King sees himself as the most dynamic candidate for Tampa mayor. [MARTHA ASENCIO RHINE | Times]

Affordable housing becoming less attainable in Tampa

TBBJ, by Kelsey Sunderland – Digital Producer, Tampa Bay Business Journal 10/25/18

Housing prices in Tampa are on the rise, and a new report from [Metrostudy](#) shows that affordable housing is becoming increasingly more difficult to attain.

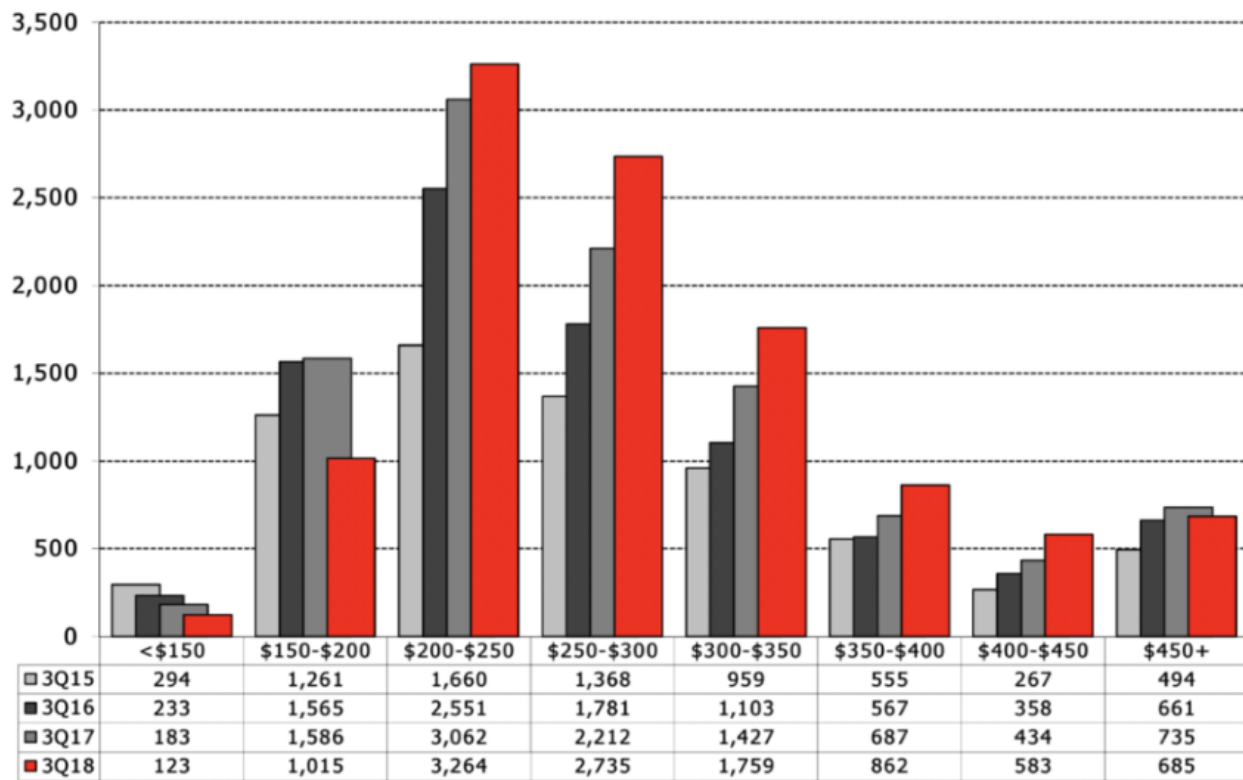


According to the report quarterly new home starts are up 5.3 percent year-over-year. Annual starts are up 6.8 percent, while new home activity is continuing to shift to higher price points as starts under \$250,000 are down 8.9 percent from 3Q17 levels.

An obvious sign of a slowing market is contraction starting in the upper end, and while last quarter we noted a decline in the annual start pace for units over \$450,000, that trend continued into 3Q18 with a 6.8 percent decline in starts in that highest price band, the study says.

“Hurricane Irma affected both starts and closings during 3Q17, and the 5.1 percent increase in quarterly starts this year is less than losing one week of activity last year,” said [Tony Polito](#), regional director of Metrostudy’s Tampa market. “We are already undersupplied on the lower end product as land, lot and labor costs coupled with government fees make it nearly impossible to build truly affordable housing. This situation is made worse by rising interest rates. The national 30-year mortgage has now crossed 5 percent which magnifies the need for affordable product.”

Figure 9: Annual Starts By Price Range



The Tempo opens, brings more affordable apartments to Downtown Tampa

83 Degrees, Dyllan Furness | Tuesday, November 06, 2018



A new note has been added to ENCORE! Tampa, an affordable housing development in downtown Tampa.

The Tempo, a seven-story building featuring 203 units of one, two, three, and four-bedroom apartments, is set to start moving residents in on the first few floors this month as construction on the remainder of the building is completed.

The Tempo features affordable and market-rate units with an average rent of \$874 throughout the building.

Located at 1102 Ray Charles Boulevard in Tampa, The Tempo is the latest addition to ENCORE!

Tampa, a 12-block mixed-use community on the northern edge of downtown that replaced the public housing community Central Park Village. Certified as a Leadership in Energy and Environmental Design (LEED) development, ENCORE! Tampa includes nearly 800 units across four buildings, each named to honor Tampa's historic music past: Ella, Reed, Trio, and Tempo.

"It's an amenity-rich building," says Leroy Moore, Chief Operating Officer of [Tampa Housing Authority](#), the master developer of the project. "It's downtown and walkable to major job markets and entertainment venues like Ybor City, which is only a 10-minute walk away." The Tempo is also adjacent to Perry Harvey Senior Park.

"Within the building, you have a pool and clubhouse, where residents can gather and rent out for functions," Moore adds. "The clubhouse also has music practice rooms. Since some school students play the tuba or saxophone, instead of being in their bedrooms disturbing their family, they can go to the clubhouse, close the door in a little rehearsal room, and just jam away."

ENCORE! Tampa was built in a partnership between the Tampa Housing Authority and Bank of America. The architect for the project is St Petersburg-based Bessolo. Completion of the project has been contracted to West Palm Beach-based Kast Construction.

Planning for Equitable Transit-Oriented Development in Sacramento

Urban Land Magazine, By Kathleen McCormick, November 12, 2018



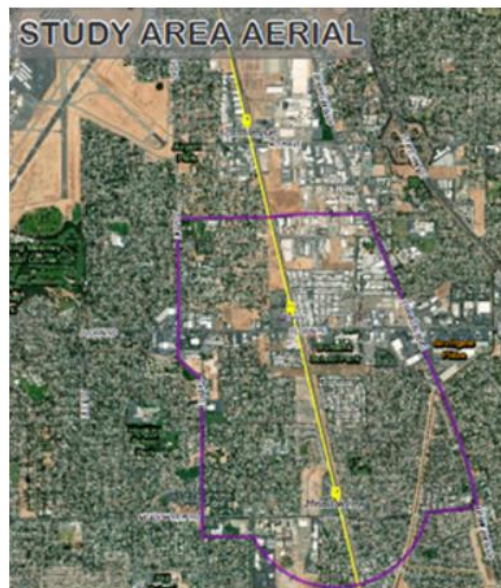
ULI Advisory Services panel members tour the Florin Road transit station. (Phil Kampbel/ULI)

A ULI Advisory Services panel toured South Sacramento, California, in September, meeting with more than 75 city and county officials, local business leaders, residents, and other stakeholders. Panelists were tasked with studying the area near two light-rail stations and offering strategies for equitable transit-oriented development (TOD) that could leverage existing community assets and infrastructure to improve physical, social, and economic conditions.

“The light-rail stations are well designed and poised for TOD expansion,” said panel chair David Leininger, former Dallas Area Rapid Transit executive vice president and chief financial officer, during the panel’s final presentation. Leininger said that developing adjacent public land “could spur additional ridership,” and that the market should support development of assets—“upwards of \$300 million of new investment,” based on the panel’s preliminary development program for the two station areas.

The four sponsors—Sacramento Regional Transit (SacRT), Sacramento Council of Governments (SACOG), Sacramento Municipal Utility District, and Sacramento Metropolitan Air Quality Management District—asked the ULI advisory panel to outline a plan for kick-starting a retrofit of the two transit-adjacent neighborhoods into transit-oriented neighborhoods. Their goals were to promote equitable, healthy, and inclusive community development that fosters job and income growth, housing options, and healthy neighborhood amenities with more convenient access to transit, retail, and services.

The sponsors also wanted to reduce greenhouse gas emissions, improve air quality, and increase transit ridership. They cited the need for more housing—with an influx of residents from coastal cities like San Francisco—and a future need for 1,700 new homes in the study area projected by the city’s 2035 General Plan. The panel was also done in conjunction with the 10-Minute Walk Campaign—a national initiative by ULI, the National



Aerial of the study area is South Sacramento.

Planning for Equitable Transit-Oriented Development in Sacramento

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Recreation and Park Association, and the Trust for Public Land—to promote the idea that everyone in urban areas across the United States should have a high-quality park within a 10-minute walk.

Their questions for the panel were as follows: How can parks, open spaces, and active connections to transit be part of local infrastructure and community development plans? How should Sacramento reinvigorate existing infrastructure (physical, social, and economic) to grow an equitable, transit-oriented community around these light-rail stations? Which efforts should the public and private sectors partner on to accomplish early, mid-, and long-term changes? With increasing home costs, how could the cost of new housing be balanced with the need for affordable housing? To address these questions, ULI convened a panel including some of the nation’s best minds in TOD, economic development, social equity, parks and open space, affordable housing, landscape architecture, and finance.

The four-square-mile (10 sq km) study area, located about eight miles (13 km) south of Sacramento’s central business district, centers on the 20-acre (8 ha) Florin Road and 15-acre (6 ha) Meadowview Road light-rail stations, opened 15 years ago as the next-to-last and final stops on the Blue line. In 2016, SacRT extended the Blue line to newer suburban development further south. Now at midpoint, the stations have large, mostly empty commuter parking lots and need improvements for safety and comfort. They are located on busy auto-oriented commercial corridors with businesses like fast-food restaurants and nail salons. Florin Road was “auto-dealership row” until the dealerships headed south. The area also has land uses such as light industrial and offices for public agencies. But decades of disinvestment have left many vacant buildings and lots. The largest concentrations of undeveloped or underdeveloped land sit adjacent to the stations and are owned by SacRT, which is interested in selling or joint-use development of the land.

The challenges of low housing density and lack of connections to jobs, however, have led to the stations’ status of the lowest ridership in Sacramento’s transportation system. Over half the homes in the study area are 1960s- to 1980s-era suburban single-family—the rest are multifamily and mobile homes. The study area’s population of 19,400 has increased by 2,000 residents since 2010, with over 41 percent of households having four or more members. Some 44 percent of residents are under age 25; 30 percent of adults have only a high school degree or equivalent. Unemployment of 11.4 percent is several times greater than the city’s 3.5 percent. Half of all households earn less than \$35,000 annually from service or low-level white-collar jobs. Fewer than one-third of households own vehicles in an area with little connecting bus service. While the city’s crime statistics show that the area is relatively safe, it suffers from perceptions that it is not safe. The recent shooting death in the Meadowview neighborhood of Stephon Clark, an unarmed black man, by Sacramento police has heightened community distrust and anger.

The use of a racial-equity lens for equitable development was “a perfect approach to use in these neighborhoods because of the diversity of residents,” said Karen Abrams, program officer for equitable development for the Heinz Endowments in Pittsburgh. The study area includes Latino, Asian, black, and white residents. South Sacramento exhibits a strong sense of pride and identity in its racial and ethnic diversity, a cultural mix reflected in local restaurants, stores, and community centers. But Abrams and other panelists noted that residents also felt neglected, disconnected from government systems, and suspicious of multiple planning efforts that had been done “to the community and not with the community.” Residents also expressed fear of displacement, which is happening elsewhere in the city as housing pressures mount.



“This work is difficult,” and requires time, patience, and commitment, said Abrams. Sacramento leaders need to make sure “that people feel they can be successful in their neighborhoods, and not seek what they want and need by moving out.”

Emphasizing public/private leadership, thoughtful land use, and retrofits to create more multimodal options and green infrastructure, the panel offered some ambitious but achievable recommendations:

- Identify and strengthen leadership within the South Sacramento community. The panel advised cultivating leaders within neighborhood associations, business districts, and nonprofit organizations and a structure to improve collaboration between the community and government agencies.

Planning for Equitable Transit-Oriented Development in Sacramento

Urban Land Magazine, By Kathleen McCormick, November 12, 2018

- Identify an “executive sponsor” for a South Sacramento program to develop safe, connected, active, and green pedestrian and bike transit access to improve “first- and last-mile” options. The neighborhoods need infrastructure fixes to make safer and more comfortable sidewalks, streets, and crossings. The panel advised concepts like “complete streets” with protected sidewalks and bike lanes, road diets, traffic-calming measures, and shade trees and greenway trails, as well as bike parking and repair shops. They said that families need “safe routes to school” plans and free or reduced bus and rail passes.
- Establish a South Sacramento TOD working group with representatives from the city, SacRT, SACOG, Sacramento Housing and Redevelopment Agency (SHRA), and volunteer real estate advisers identified by ULI Sacramento ULI to facilitate planning, design, and development on available SacRT land next to the two light-rail stations.
- Build denser mixed-income and mixed-use multifamily housing to provide affordable units, draw people with higher incomes, and stimulate redevelopment along the corridor. The sites are zoned for higher densities, and the panel recommended the development of 920 units of multifamily housing at the Florin station under a long-term land lease. Ground-floor uses could support the neighborhood with a daycare and a sit-down restaurant or bike shop. At Meadowview, the panel advised that 540 senior units with retail space be created. They recommended drawing on the resources and expertise of SHRA, as well as funding through low-income housing tax credits, New Markets Tax Credits, Opportunity Zones, HUD grants and loans, and TOD incentives.
- Jump-start jobs and entrepreneurship with redevelopment and placemaking of available retail space.

The panel said that the repurposing of underused retail space could provide temporary construction jobs and permanent operating jobs in California’s nascent cannabis industry and other businesses. They advised working with trade unions, the community college, and the Urban League to offer job training and skills programs targeted to the area’s large population of unemployed or underemployed youth.



ULI Advisory Services panel members met with high school students, and local elected leaders. (Phil Kampbel/ULI)

- Create parks and recreation facilities, community gathering spaces, and healthy food opportunities through station area design, development, and programming. The panel recommended three acres (1.2 ha) of new parks, plazas, and open space for each station area, as well as urban agriculture and community gardens, community kitchens that could provide business opportunities and cooking classes, and a fresh-food market at Florin.
- Use arts and culture to activate station area development and enhance the study area’s sense of place and community. The panel advised programming new parks and gathering spaces for art, entertainment, and festivals, and organizing art projects as a creative outlet for good mental health and for youth leadership development.

“From a real estate and asset standpoint, you’ve got an alignment already in place with light-rail stations two miles apart,” said Leroy Moore, senior vice president and chief operations officer, Tampa Housing Authority. He said that local leaders should seek development around the stations that would create “a more whole community.” The availability of undeveloped land next to the stations and the expertise and resources of SHRA, he said, offered “an incredible wealth of opportunity” to fill a huge demand for affordable and market-rate housing with other neighborhood-serving development.

“You’re already incredibly well served on transit,” said Leininger. “The availability of public lands for development, strong public-sector partners, and a thriving locally based business and retail sector means that development should come. It’s a matter of knowing that it’s going to come, eliminating barriers impeding development, and getting ready to take advantage of it.”

Commenting upon the very limited examples of TOD in the 52-station SacRT system, the panel said that its program for the South Sacramento stations could provide a template to stimulate much more TOD activity throughout the region.

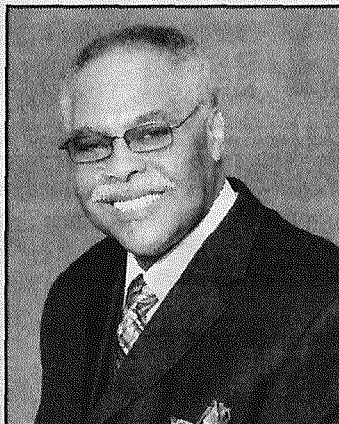
Local

Tampa Housing Authority Plans College Tours For YouthBuild Participants

As students plan, prepare and transition to college and careers, the Career Pathway Programs help students gain workforce experience, skills and consider the connection between their career interests and educational plans.

The Tampa Housing Authority's YouthBuild program was awarded a pass-through grant from the CITI Foundation for the YouthBuild USA High Demand Career Pathways Initiative. Under the terms of this grant, the Tampa Housing Authority will receive \$50,000 in year one and \$20,000 in year two.

The first phase of this initiative will include an Annual YouthBuild College Tour, students will tour col-



JEROME RYANS
...President/CEO

leges from list below:

- Florida International University (FIU)
- Florida Memorial University (FMU)
- Florida A&M University (FAMU)
- Florida State University (FSU)

- Bethune-Cookman University (B-CU)

The students will participate in workshops and conversations with the admissions offices as well as other students to learn about different career paths and degrees they may pursue.

Prior to attending the College Tour, each participant must complete a Pre-requisite College Interest Survey, a one-page essay on "Why I would Like to Attend College," attend an orientation with their guardian, sign waivers as well as Rules and Regulations specific to the College tour.

Currently, 8 YouthBuild students will participate in this four-day College tour that has been scheduled for Wednesday, November 13th through Friday, November 16, 2018.

President/CEO **Jerome Ryans** said, "I am so very proud of these students who invested wisely by considering their future and looking forward to better lives after the completion of their time in the agency's YouthBuild program."

Tampa Housing Authority's YouthBuild Program works to transform lives of out-of-school, unemployed and/or underemployed young adults by offering a program that includes GED prep classes, Construction Training, Case Management, Career Readiness and opportunities for Leadership Development and Community Service.

For additional information regarding the Tampa Housing Authority's YouthBuild program, please contact **John Arroyo**, YouthBuild Manager at 813-341-9101 Ext. 2808 or **Stephanie Brown-Gilmore**, Program and Property Services Director at Ext. 2170.

Hooper: 'Hope sightings' replenish Metropolitan Ministries' holiday effort

Tampa Bay Times, Earnest Hooper, Published: November 15, 2018



Volunteer Stella Davis, 44, places canned goods and other food items into a bin at the Metropolitan Ministries Holiday Tent on Wednesday. [CHRIS URSO | Times]

TAMPA — They call them “hope sightings.” It’s a moment where someone is offering hope to others. A volunteer going above and beyond, a client sharing comfort with another, a donor who shows up at just the right moment. Love illustrated by action.

“This ministry was started out of love and compassion and built on faith in the community,” said Rev. Beth Bostrom, director of spiritual formation. “Together, we provide hope for each other.” At Wednesday morning’s blessing of MetMin’s holiday tent on Governor Street, just west of Cass Street and Nebraska Avenue, they celebrated the hope sightings and prepared to distribute an estimated 10,000 Thanksgiving meals.

It’s challenging work for the staff and volunteers. They find motivation in their hearts, but it never hurts to have that motivation refueled by a hope sighting. Consider the call they received Wednesday morning. A home-bound woman named Patricia reached out to ask if she could donate 30 turkeys and 30 boxes of stuffing.

She asked, “If I make this purchase, can someone go and pick it up?” It’s these serendipitous occurrences where the community creates the miracle that inspires. “I know this is what keeps the staff going, these moments that are really the most meaningful,” said MetMin vice president of marketing Justine Burke, who admits to tearing up during the nonprofit’s season of giving.

During the ceremony, the organizers looked back on the humble beginnings of the holiday giving. Palma Ceia Presbyterian senior pastor John DeBevoise told how they started in a house adjacent to the Florida Avenue campus, handing out brown shopping bags of food in 1982. In the first year, they distributed meals to 75 families out of that one-room pantry. It grew to include a tent on the campus, and then a larger tent on a Palm Avenue piece of property loaned to the nonprofit by the Armature Works developers.

Now the tent, on another strip borrowed from the **Tampa Housing Authority**, extends the length of a football field — beckoning to those in need and calling together the greater community to help and serve. To unite. “This being my first year at the tent, I was amazed that they started in 1982, that’s my birth year,” said Joon Park, MetMin’s community care chaplain. “To start with a couple of turkeys and now feed 20,000 during the holidays, that’s beautiful. I was very moved and inspired by the growth, and what Metropolitan Ministries does, the richness and the history of people giving.”

Of course, MetMin’s efforts go beyond the tent and even beyond its Hillsborough County partners. On Saturday, they will align with the Dream Center in Lealman and other organizations to go door-to-door and hand-deliver what they call “boxes of hope” filled with a frozen turkey, stuffing, vegetables, potatoes, rice, cereal and some type of dessert mix. It’s the kind of effort they will replicate between now and Christmas, distributing 5,000 meals in Pasco, 3,000 in Pinellas and 12,000 in Hillsborough with the help of community partners.

Back at the tent, the donations will extend to include food and toys after Thanksgiving. Park says it’s not just about what the nonprofit gives, but how they give. They seek to dignify guests. Many come during the worst times of their lives — year-long anguish colliding with holiday stress and the unmet desires of their children and their own hearts.

Navigating such rough emotional terrain can weigh on the psyches of those lending a hand day after day, week after week. So everyone makes note of the hope sightings through emails, online posts and hand-written notes posted on a bulletin board. As they wrapped up the blessing, a diverse group of people -- young and old, all races, multiple denominations — joined in a prayer circle.

“I love that we hold hands with our thumbs to the left, one hand up and one hand down,” Park said. “It’s to show that we’re giving and receiving.” I wonder if the staff and volunteers — through their loving presence — realize they create their own hope sightings every day. That’s all I’m saying.

IF YOU GO: Metropolitan Ministries will accept donations and distribute food at two locations this season: the Holiday Tent in Downtown Tampa, 905 Governor St (just west of N. Nebraska Ave. and E. Cass St.) and Metropolitan Ministries Pasco Campus, 3214 U.S. 19 N in Holiday. For more information about the effort, including partner locations, visit metromin.org/holiday-central.

Community Affairs/Notices & Updates

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa, Florida

